



## Woodlands, Hove

Offers in excess of £825,000



### Property highlights

- Beautifully restored 1888 Coachmaster's house full of character
- Secluded cul-de-sac location in sought-after Hove area
- Spacious living areas with charming period features throughout
- Stylish Wren kitchen with high-end integrated appliances
- Three well-proportioned bedrooms, principal with bespoke fitted wardrobes
- Luxury bathroom with underfloor heating and new fixtures
- Private, low-maintenance garden with secure gated access
- Versatile garden room – perfect for a gym or home office
- Close to outstanding schools
- Excellent transport links to A27 and Preston Park Station



A beautifully restored 1888 Coachmaster's house in a peaceful Hove cul-de-sac. Blending period charm with modern upgrades, it features a stylish kitchen, spacious living areas, a private garden, a versatile garden room, an EV charger & easy access to Preston Park Station & A27.

### The property

A hidden gem in Hove

Tucked away in a peaceful tree-lined cul-de-sac, just off Brighton's popular Dyke Road, this truly special home offers the charm of countryside living while being perfectly placed for the convenience of Hove. Originally built in 1888 as the Coachmaster's house for 'The Old Stables,' this unique and character-filled property is the largest within the development. Although classified as a house, it embodies the warmth and charm of a cottage, blending period features with modern enhancements to create a space that is both inviting and practical.

### A home with history & heart

Over the past eighteen months, the home has been lovingly restored with great attention to detail. Many of the original features, including the Sussex walls and the exposed beams from the external porch, have been carefully preserved, ensuring that the home's rich history remains a central part of its appeal. At the same time, significant modern upgrades have been made, including new Anglian cottage-style double-glazed windows, stylish composite doors at the front and rear, and a complete interior refresh with a contemporary yet sympathetic colour palette from Farrow & Ball and Lick.

### Elegant & inviting living spaces

As you enter the property, a charming internal porch leads through to a spacious dining room, a welcoming space that sets the tone for the rest of the home. Adjacent to this is the cosy yet bright living room, featuring a large bay window that floods the space with natural light and an elegant electric fireplace that creates a warm focal point. Downstairs also benefits from a cloakroom with understairs storage and a separate WC, adding to the home's practical layout.

### A stylish & functional kitchen

The newly fitted Wren kitchen is a standout feature, seamlessly blending classic and contemporary styles. Designed with both aesthetics and functionality in mind, it boasts a timeless shaker-style finish, quartz worktops, a butler sink, and high-end integrated appliances, including a NEFF dishwasher, Bosch washer-dryer, Zanussi electric hob, and built-in microwave. The rich herringbone hardwood flooring adds warmth and character, extending into the adjoining utility room, which provides ample floor-to-ceiling storage to keep everything neatly tucked away.

### Comfortable bedrooms & luxury bathroom

Upstairs, the home offers three well-proportioned bedrooms. The principal bedroom is both stylish and practical, with bespoke fitted wardrobes by Sharps providing generous storage. A second and third double, which is currently being used as an office, offer flexibility to suit different needs. The family bathroom has been thoughtfully renovated to a high standard, featuring underfloor heating, a brand-new bath, and an electric shower, ensuring comfort and luxury. The loft has also been extended with a new hatch, fully insulated, and boarded with lighting, offering additional storage space.

### A private & peaceful outdoor retreat

Outside, the home enjoys a wonderfully private and secluded garden, designed for ease of maintenance while still providing a tranquil and sunny retreat. The garden has been enhanced with new fencing, outdoor lighting, and secure gated access, making it a safe and inviting space for families or pet owners. A recently built garden room, completed less than two years ago, offers a versatile space with soundproofing, hardwood flooring, and integrated lighting. Currently used as a gym, it would make an ideal home office, creative studio, or relaxation space. Additional storage is available via a secure outbuilding and shed.

### Modern comforts & excellent location

Practicality has been carefully considered throughout the home. A dedicated EV charger is installed exclusively for the property's use, and an allocated parking space is included on the driveway. There is also ample on-street parking, which is free on weekends and weekdays, with only a brief one-hour restriction in the middle of the day to prevent commuter parking.

With its perfect blend of period charm and modern convenience, this is a rare opportunity to own a beautifully restored character home in a sought-after area.

## Additional property information

Property type: Semi-detached house

Tenure: Freehold

Council tax band: F

Parking: Off-street for one car

Car charging: Exclusive EV charger at the front of the house

Garden: Sunny rear garden and additional side garden

Heating: Hive heating system, combi-boiler installed 5 years ago and recently serviced

Security: Security lighting at the front and back of the property

Roof: Works done in the past six years to restore the roof tiles

## The area

Nestled in a peaceful tree-lined cul-de-sac just off Dyke Road, Woodlands offers the best of Brighton & Hove living. Ideally positioned, it's just a 5-minute drive to central Hove and 10 minutes to Brighton city centre, making it perfect for enjoying the area's vibrant cafes, restaurants, and independent shops. The seafront is also within easy reach, just 2.5 miles away.

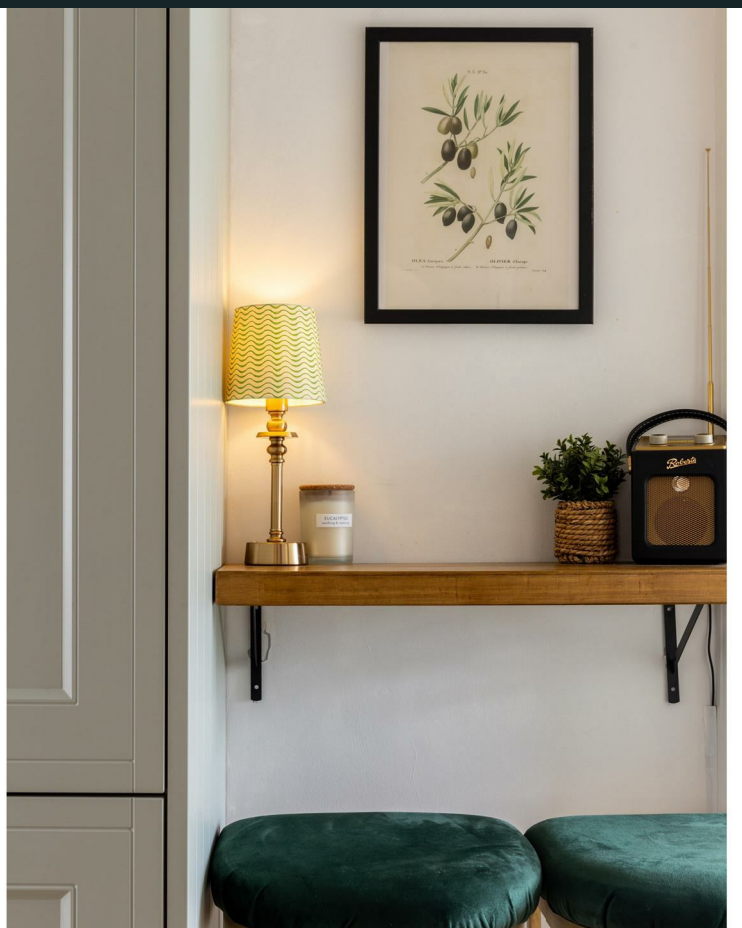
For outdoor lovers, Hove Park—with its tennis courts, café, and green open spaces—is only a short stroll away, while Hove Rugby Club is nearby for sports enthusiasts. The property also provides fantastic access to the South Downs National Park, just a few minutes drive or cycle ride away, offering endless opportunities for hiking and exploring.

## Transport links

Situated just off Dyke Road, this property benefits from a fantastic location with excellent transport connections. Preston Park Station is just 0.4 miles away, offering convenient rail links and easily accessible within a 12-minute walk. For those traveling by car, the A27 is only a mile away, providing quick routes across Sussex and beyond in just a 3-minute drive. Frequent flyers will appreciate the easy access to major airports, with Gatwick Airport reachable in just 30 minutes and Heathrow Airport approximately an hour and 20 minutes away by car.







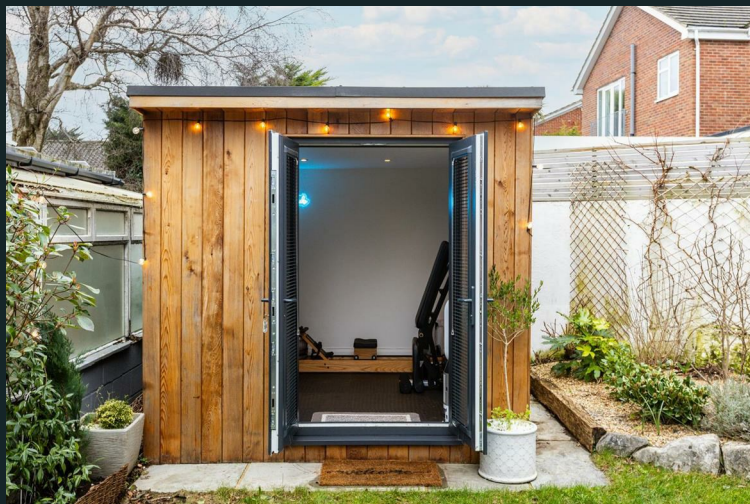
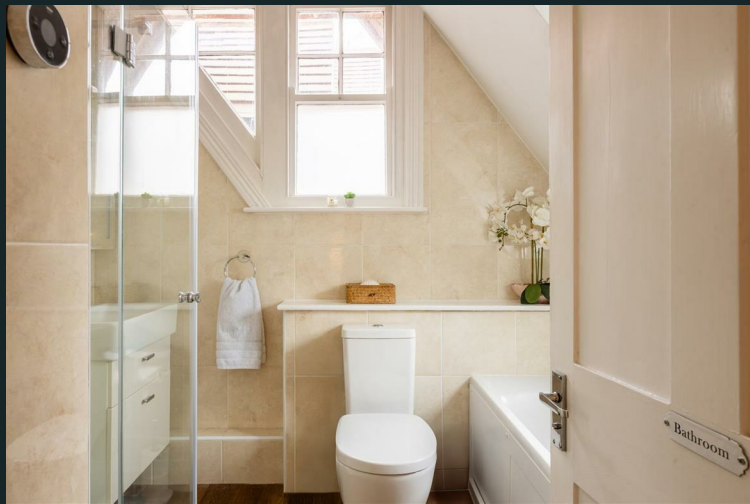


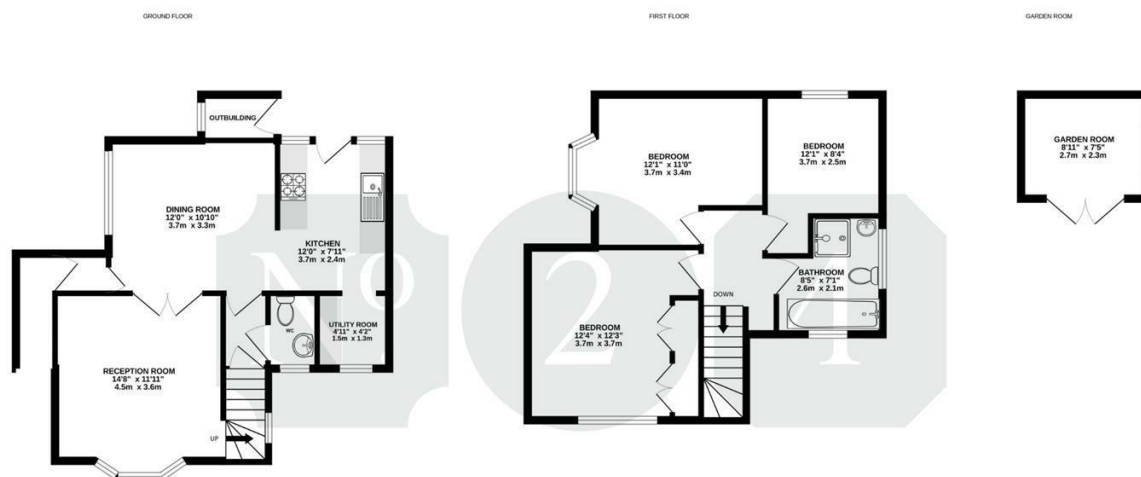












TOTAL FLOOR AREA : 1118sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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