



GOLDIN LEMCKE

Woodland Avenue, Hove, BN3 6BL  
**£995,000**



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LEMCKE**

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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# Woodland Avenue, Hove, BN3 6BL

**£995,000**

A fantastic four-bedroom detached house, complete with beautifully maintained west-facing garden, garage, and off-road parking for several cars. Located in this sought-after road close to Hove Park, this property offers somebody a great opportunity to purchase such an amazing home.







## Further Information

This wonderful property is approached via an attractive front garden with well-maintained lawn, garage, and private drive with space for several vehicles. Internally, the accommodation arranged over three floors comprises on the ground floor a spacious entrance hallway, cloakroom, fitted kitchen, formal dining room with doors on to the garden, and a large dual aspect lounge and dining room, with further access to the garden. These rooms are separated by bi-folding doors, allowing the rooms to be used either as two private rooms or as one open space. To the first floor, there are three double bedrooms and modern family bathroom, and to the second floor, there is a large fourth bedroom with an excellent range of fitted wardrobes, en suite shower room, and double doors opening on to a small balcony with stunning views. The property benefits from a fantastic west-facing rear garden, complete with shrub borders and decked patio to the rear.

Situated just north of Hove Park, Woodland Avenue is ideally located in this quiet, residential area, close to many amenities including local schools, shops, bars and restaurants. There are also superb nearby transport links providing easy access to the city centre, London, and beyond.



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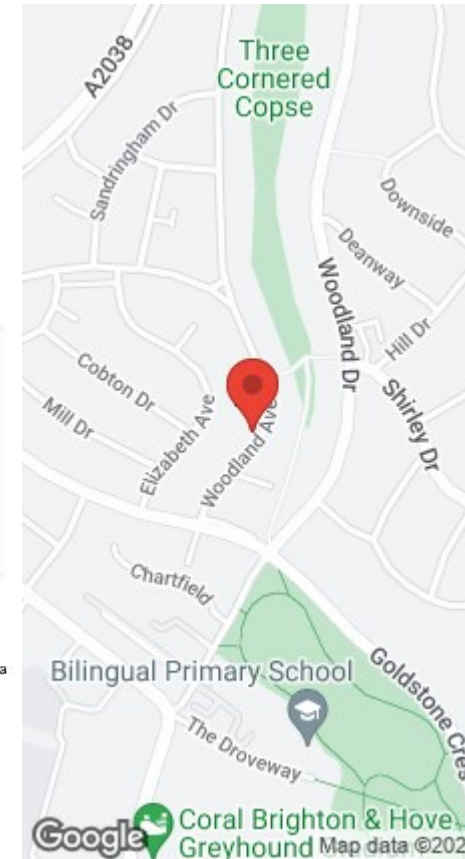
# Woodland Avenue, Hove



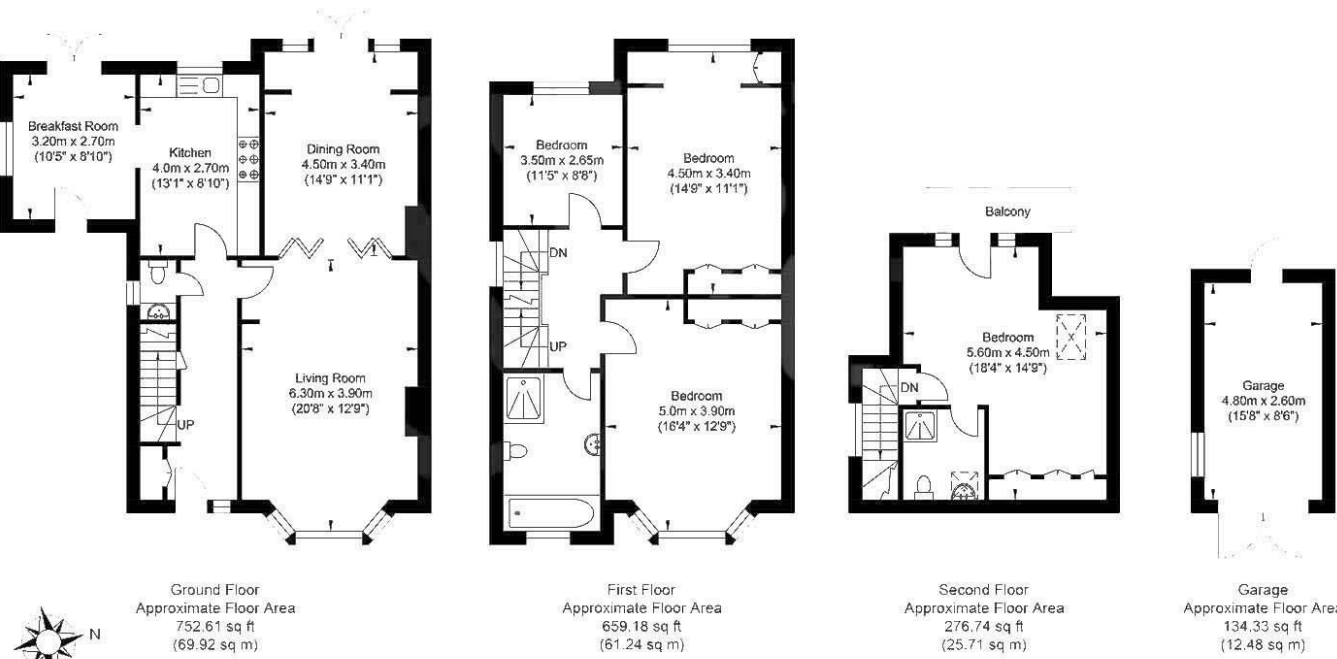
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Gross Internal Area = 169.35 sq m / 1822.86 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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