



Woodland Avenue, Hove, BN3 6BN  
**£700,000 - £750,000 Guide**



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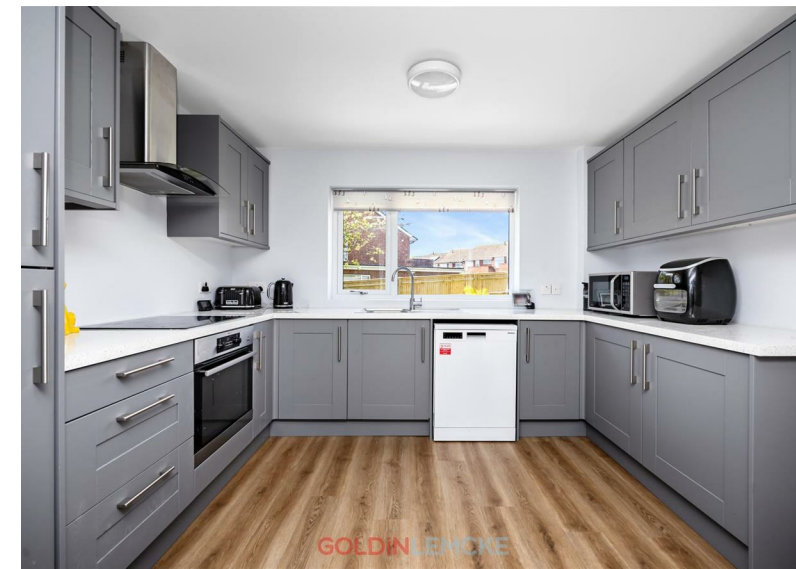
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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Woodland Avenue, Hove, BN3 6BN

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A delightful three-bedroom house complete with west-facing garden, garage, and off road parking. Situated in this sought-after residential location and presented in excellent decorative order throughout, early and internal viewing is highly recommended.





## Further Information

Situated on this desirable corner plot, this stunning house is approached via a front garden and private driveway providing off-road parking and access to the garage. Internally, the accommodation comprises a spacious through living/dining room benefiting from its triple aspect and double glazed sliding door to the garden. From here, there is a beautiful recently refitted kitchen/utility room with further door to the garden, study, and downstairs cloakroom. To the first floor, there is a bathroom, separate cloakroom, and three double bedrooms - each benefitting from built-in storage, with further shower cubicle in the master. To the rear of the property is a fantastic private garden with both lawn and patio areas and access to the garage to the side. The property benefits from recent decoration throughout and stunning distant sea views.



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.

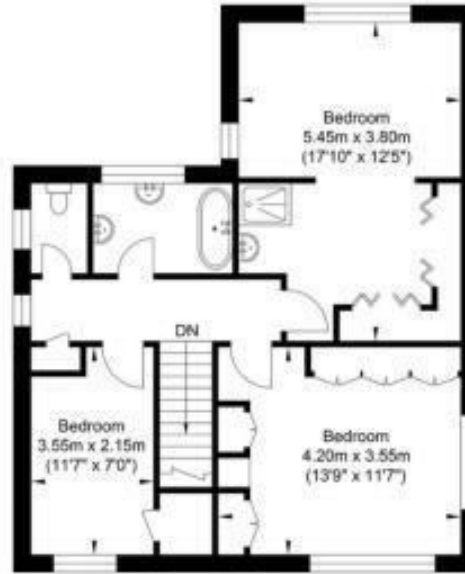
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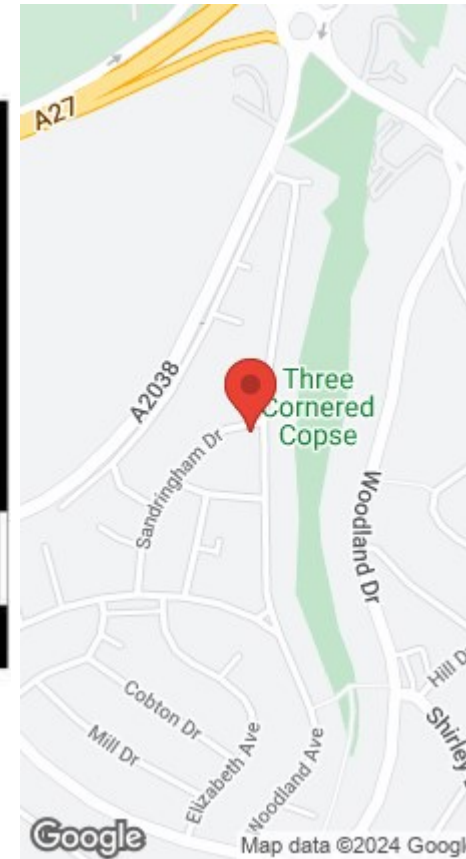
Ground Floor  
Approximate Floor Area  
957.34 sq ft  
(88.94 sq m)



First Floor  
Approximate Floor Area  
614.83 sq ft  
(57.12 sq m)

Approximate Gross Internal Area = 146.06 sq m / 1572.17 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.