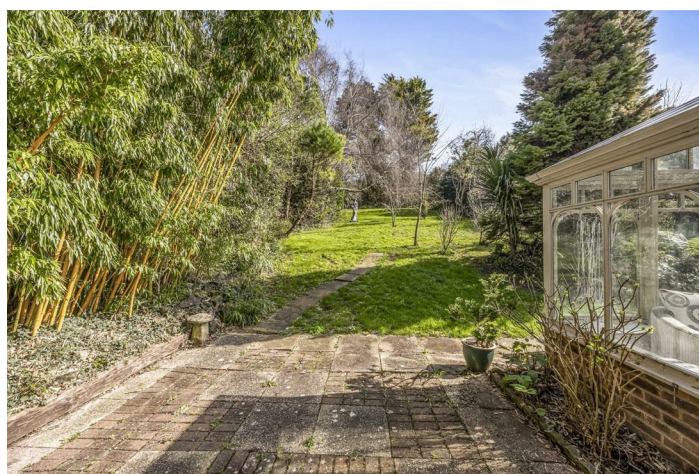


FREEHOLD



House - Detached (EPC Rating:)

77 WOODLAND DRIVE, HOVE, BN3 6DF

Auction Guide

£800,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Detached located in Hove

For Sale by Auction on the 24th of September 2026.

Auction Guide: £800,000+

Nestled in one of Hove's most sought-after locations, between the expansive green spaces of Hove Park and the highly desirable Dyke Road Avenue, this charming three-bedroom detached family home offers an exceptional opportunity to acquire a substantial property with significant future potential.

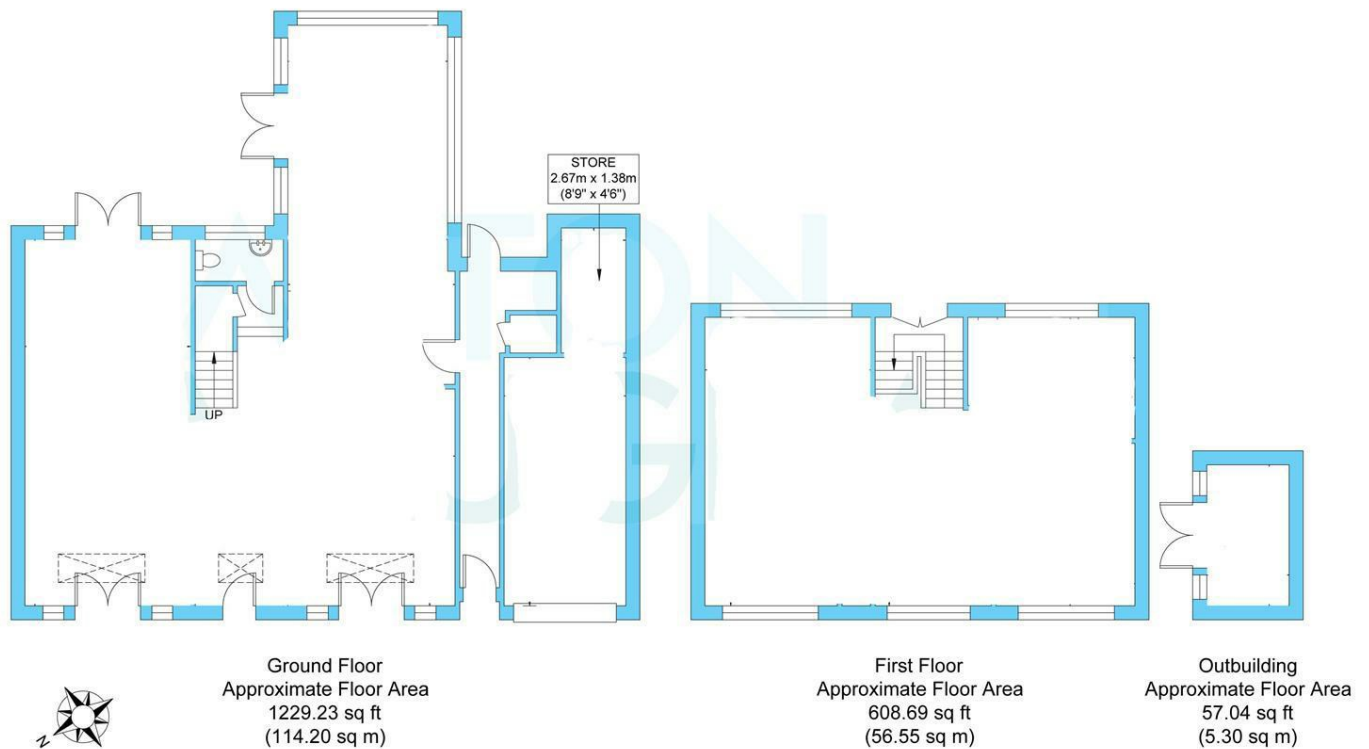
The property enjoys generous off-street parking, a private driveway, garage, and convenient side access, while offering excellent scope for extension and enhancement, subject to the necessary planning permissions. Combining traditional character with versatile living space, the home is perfectly suited to growing families and those seeking a property they can adapt to their individual needs.

Upon entering, you are welcomed by a bright and inviting interior featuring two spacious reception rooms, providing flexible accommodation for both everyday family living and entertaining. A striking half landing with floor-to-ceiling windows floods the home with natural light, creating a wonderfully airy atmosphere throughout. The traditional kitchen, complete with a classic AGA, forms the heart of the home and opens into a generous conservatory, offering a versatile additional living space that could serve as a breakfast room, playroom, garden room, or peaceful retreat.

Upstairs, there are three well-proportioned bedrooms, all benefiting from excellent natural light and offering comfortable accommodation for a growing family. The principal bedroom provides a peaceful sanctuary,



Woodland Drive



Approximate Gross Internal Area (Including Garage / Excluding Outbuilding) = 170.75 sq m / 1837.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.