



## Woodland Drive, Hove



Guide Price  
£800,000  
Freehold

- FOUR DOUBLE BEDROOM,  
SEMI DETACHED HOUSE
- SPANNING OVER 1600  
SQ.FT
- SPACIOUS OPEN PLANNED  
KITCHEN AND DINING ROOM
- LARGE DRIVEWAY
- BEAUTIFULLY LANDSCAPED  
REAR GARDEN
- POTENTIAL TO EXTEND STAMP

\*\*\*GUIDE PRICE: £800,000 - £825,000\*\*\*

Robert Luff & Co are delighted to bring to market this stunning, four bedroom semi detached house located in the incredibly sought after Hove park area. Woodland Drive is situated opposite Hove Park offering tennis courts, a children's playground, bowling green, café, and the popular Saturday morning Park Run. From this position there is easy access to the city centre, the seafront and Hove's mainline railway station with it's excellent direct links to London & Gatwick. The house is also convenient for highly rated local junior and senior schools.

Accommodation offers; large open planned kitchen / dining room, separate living room, four double bedrooms and a family bathroom. Other benefits include; private driveway, landscaped rear garden and potential to carry out various extensions STMP

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Entrance Hall

Kitchen / Dining Room 25'3" x 15'10" (7.70m x 4.85m)

Living Room 16'4" x 12'1" (5m x 3.70m)

Ground Floor WC

Stairs Leading To First Floor

Bedroom One 16'4" x 16'0" (5 x 4.90)

Bedroom Two 16'4" x 11'11" (5 x 3.65)

Bedroom Three 13'5" x 8'6" (4.10 x 2.60)

Bedroom Four 12'5" x 8'10" (3.80 x 2.70)

Family Bathroom

Agents Notes

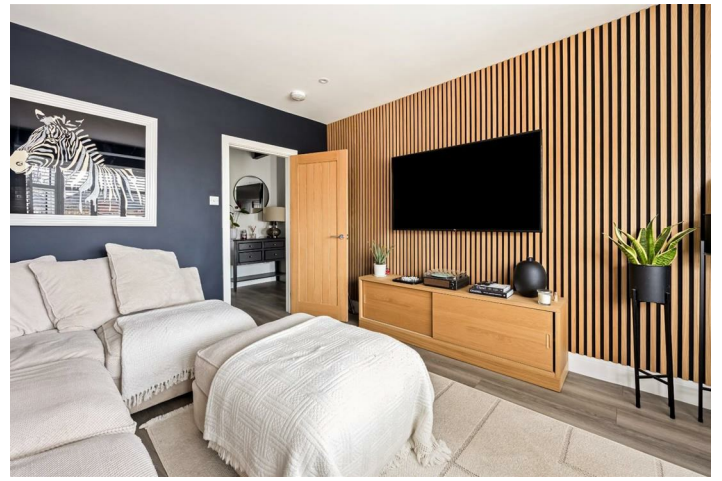
EPC Rating: C

Council Tax Band: G

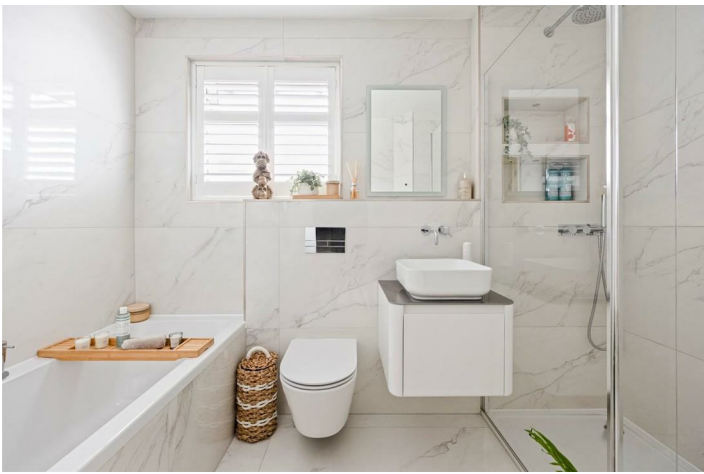
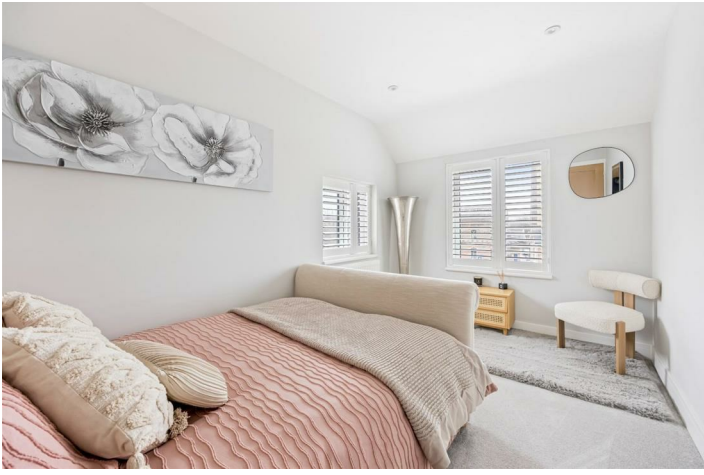
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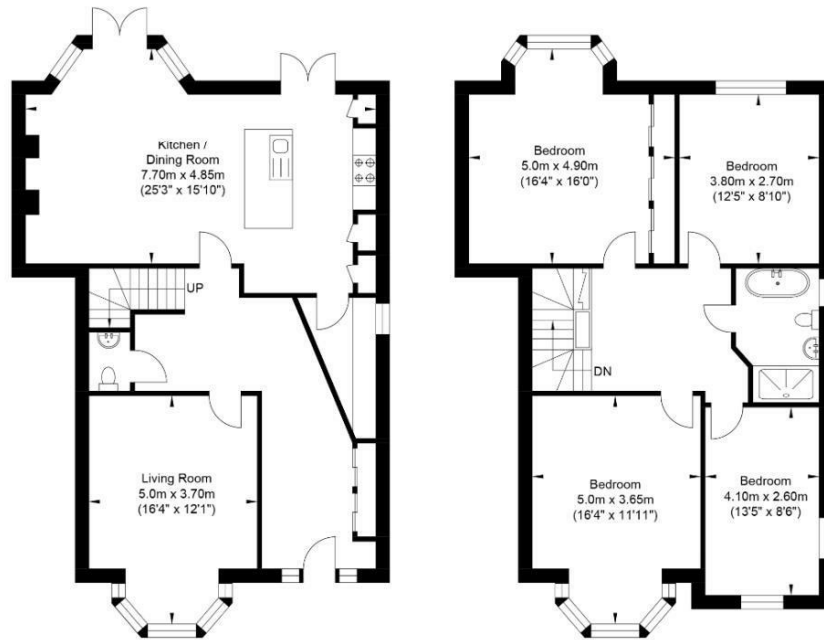
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## Woodland Drive



Ground Floor  
Approximate Floor Area  
813.10 sq ft  
(75.54 sq m)

First Floor  
Approximate Floor Area  
822.90 sq ft  
(76.45 sq m)

Approximate Gross Internal Area = 151.99 sq m / 1636.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.