



Woodland Drive

Hove, BN3 6DJ

Guide price £1,300,000

The house has instant kerb appeal, with its attractive black and white timbered elevations, leaded windows and mature front garden giving it a charming and established feel. Once inside, the sense of character continues, with exposed beams, wood flooring and well-proportioned rooms creating a warm and inviting family home.

The ground floor offers excellent living space, ideal for both day-to-day family life and entertaining. To the front, there is a generous living room with bay window, fitted shutters, wood flooring and a period fireplace. A further sitting room sits to the rear, full of charm with exposed timber beams, a wood burner and direct access out to the garden, creating a lovely connection between the house and outside space.

The kitchen/dining room is a real highlight of the home. Fitted in a stylish modern finish, it provides an impressive family and entertaining space, complete with a large central island, stone worktops, integrated appliances, a butler sink, excellent storage and a striking larder cupboard. There is plenty of room for a large dining table, while doors open directly out to the rear garden, making this a superb social space throughout the year. A separate utility room, additional storage room and downstairs cloakroom complete the ground floor.

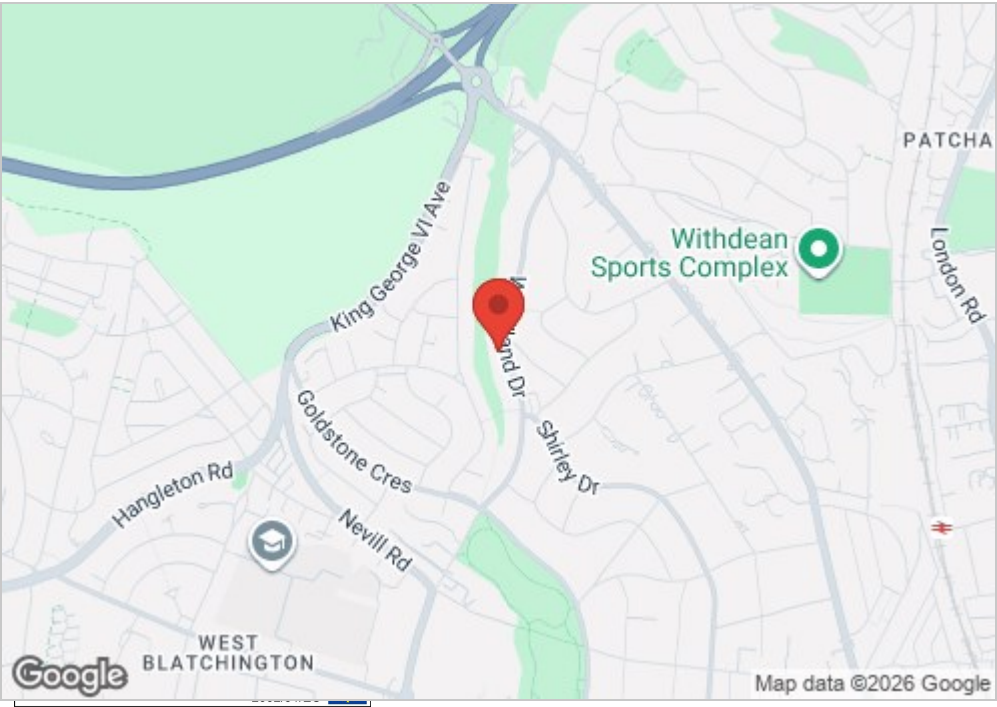
Upstairs, there are four well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and access to a modern Jack and Jill shower room, while the remaining bedrooms are served by a contemporary family bathroom with both bath and separate shower cubicle. The layout works extremely well for a family, with generous room sizes and good natural light throughout.

Outside, the west-facing rear garden is a particularly special feature. Beautifully mature and thoughtfully landscaped, it offers a mix of patio areas, lawn, established planting, trees, borders and a pond with water feature. The garden enjoys a private and leafy outlook, with a gate leading directly towards the Three Cornered Copse. There is also a charming Swiss-style garden cabin, providing a peaceful retreat, play space or garden escape, along with a former wartime bomb shelter tucked away at the rear, now offering useful storage or potential for alternative use.

Woodland Drive has long been regarded as one of Hove's most sought-after residential addresses, perfectly placed for Hove Park, local shops, cafes and restaurants, while Hove Station, the A27 and A23 are all easily accessible, making it a superb location for families and commuters alike.

- Detached family home on prestigious Woodland Drive
- Over 2,257 sq ft of accommodation
- Four generous double bedrooms
- Two modern bathrooms
- Set back behind private driveway
- Off-street parking for multiple vehicles
- Stunning kitchen/dining room with island
- Two separate reception rooms
- Beautiful west-facing landscaped garden
- Rear gate leading directly towards the Three Cornered Copse

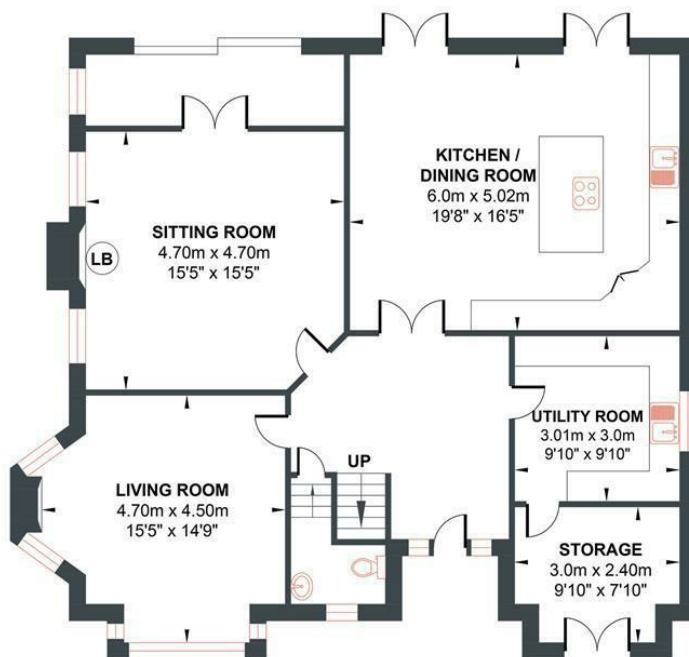
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	86
England & Wales		
EU Directive 2002/91/EC		



WOODLAND DRIVE

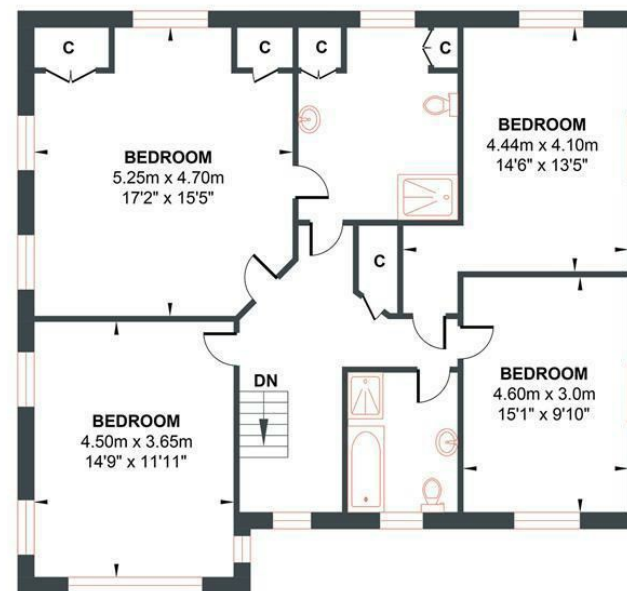
Approximate Gross Internal Area = 209.77 sq m / 2257.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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GROUND FLOOR

Approximate Floor Area
1186.50 sq ft
(110.23 sq m)



FIRST FLOOR

Approximate Floor Area
1071.44 sq ft
(99.54 sq m)

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All measurements are approximate

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