



2 Woodruff Avenue

Hove, BN3 6PF

Asking price £1,750,000

A truly distinctive and charming six bedroom detached residence, enjoying an exceptional south-facing garden in one of Hove Park’s most desirable locations.

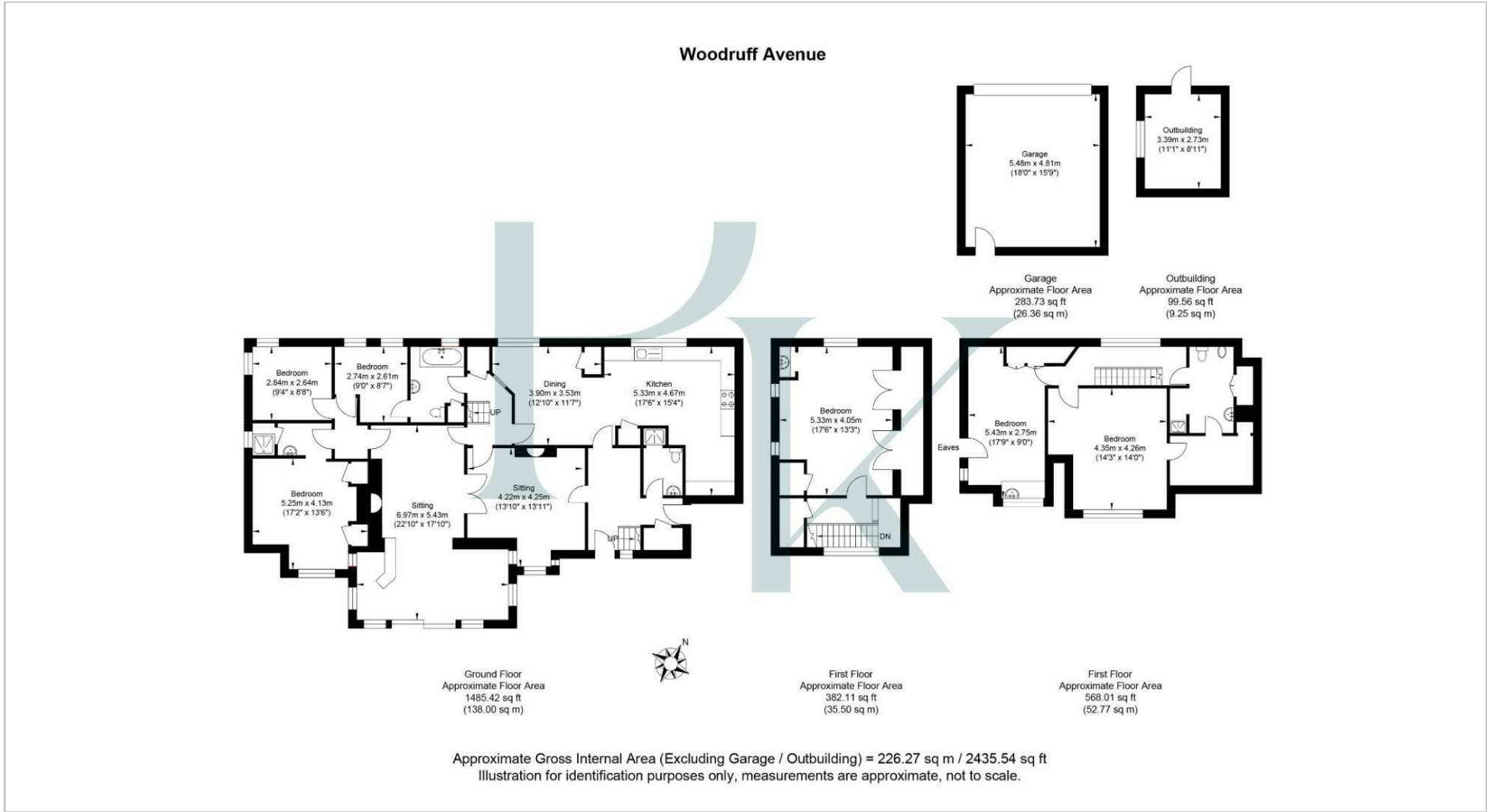
Sat on a very wide plot, this longstanding family home immediately impresses with its striking façade and generous frontage, complemented by ample off-street parking and a detached garage. Internally, the property reveals a wealth of period character, including exposed beams, brickwork, and feature fireplaces, beautifully showcased within spacious and versatile living areas extending to approximately 2,400 sq ft.

The ground floor offers an inviting arrangement of reception rooms, ideal for both family living and entertaining. A particularly appealing sitting room opens seamlessly onto the garden through wide sliding doors, creating a wonderful connection between indoor and outdoor spaces. The kitchen and dining areas provide further scope for reconfiguration, allowing a future owner to design a contemporary open-plan layout if desired.

Upstairs, the accommodation continues to impress with well-proportioned bedrooms, many enjoying delightful views across the gardens, while elevated rooms benefit from glimpses towards the sea.

The garden is a standout feature, rare for this location, extending to over 100 feet in depth. Beautifully mature and enjoying a prized southerly aspect, they offer privacy, space, and an ideal setting for outdoor living and entertaining.

While already a substantial and characterful home, the property offers significant potential for updating, remodelling, and enlargement (STNC), presenting an exciting opportunity to create a bespoke, modern residence while retaining its unique heritage.



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	72

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

Pearson
Keehan