



- Stunning first floor purpose-built apartment
- Three double bedrooms
- Spacious living room/separate kitchen
- South-west facing balcony, communal lawns, and private secure access to the copse.
- No Onward Chain

## Woodland Court, Hove, BN3 6DQ

Offers in the region of £375,000

Located on Dyke Road Avenue this three-bedroom apartment is perfectly positioned for access to both the city centre and the countryside. The views are simply breath taking and can be enjoyed from the private balcony.. This property is very spacious and has been recently renovated to an extremely high standard. It also has a private garage, and the proximity to the A23/A27 and both Preston Park and Hove Stations makes this apartment would be perfect for commuters.





## Property Description

An exquisite, newly refurbished three-bedroom apartment that boasts a lovely south facing balcony overlooking the beautifully evergreen 'Three Cornered Copse' and distant sea views. The property is situated in the sought-after Hove Park district and further benefits from a lock-up garage.

Situated on the first floor of this well-regarded development, the apartment offers spacious accommodation and briefly comprises of three good sized double bedrooms, all with fitted wardrobes, a stylish kitchen with integrated appliances, luxury bathroom and a bright southerly aspect living room that showers in an abundance of natural light and provides access out to the private balcony.

The views from the living room and balcony are simply stunning and offer air of tranquillity, whilst taking in such lovely views.

Woodland Court is a well-kept purpose-built development situated on Dyke Road Avenue, close to excellent transport links, the South Downs National Park and a number of excellent local schools. Woodland Parade, just down the road, offers some close by amenities and central Hove and Brighton City Centre are also easily accessible.

The property is being sold with a share in the freehold. Vendor suited with onward purchase which has no onward chain.



# Accommodation

## **FIRST FLOOR**

ENTRANCE HALL

KITCHEN

10' 6" x 7' 1" (3.2m x 2.16m)

SITTING ROOM

17' 5" x 10' 4" (5.31m x 3.15m)

BATHROOM

BEDROOM THREE

13' 5" x 8' 1" (4.09m x 2.46m)

BEDROOM TWO

12' 10" x 10' 1" (3.91m x 3.07m)

BEDROOM ONE

16' 1" x 10' (4.9m x 3.05m)

## **OUTSIDE**

BALCONY

PRIVATE GARAGE





FIRST FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2022

## Picture this...

Here's the ideal property to come home to after a long day. Relax and enjoy the views on your private balcony with a few drinks in the sun – could there be a better way to switch off?

Then take a short ride into town and soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops. This city really is known for its entertainment and sophisticated lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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