



- An extremely spacious five bedroom detached house
- Four bathrooms
- Extended open plan kitchen
- Renovated to an extremely high standard
- Chain Free

Woodland Drive, Hove, BN3 7RA

Asking Price Of £1,250,000

A stunning five-bedroom detached house located on the prestigious Woodland Drive opposite Hove Park. This property boasts not only a prime location but also an array of impressive features that make it a dream family home. The property has a stunning landscaped rear garden and also has off road parking for several cars.



## Property Description

A stunning five-bedroom detached house located on the prestigious Woodland Drive opposite Hove Park. This property boasts not only a prime location but also an array of impressive features that make it a dream home for any discerning buyer.

As you enter the spacious and light entrance hall, there are doors to all of the ground floor accommodation, double doors open to the extended open plan living area which provides versatility and ample space for entertaining guests or relaxing with family. A bespoke high end kitchen is fitted to one side with matching breakfast bar and bi-fold doors expand the width of the room. Kardean flooring is fitted throughout the ground floor, exuding elegance and style, the second reception room is a great size with a front aspect bay window.

With five generously sized bedrooms and four modern bathrooms, one being ensuite, this house provides comfort and privacy for the whole family. The convenience of off-road parking for at least four vehicles, along with a car charging point, adds a practical touch to this luxurious property.

Outside you have a landscaped rear garden with patio area, garden shed and gated side access to the front of the property where the garage provides an efficient use of storage for bikes, mowers, garden furniture and tools.

Whether you are drawn to the vibrant city life of Hove or the tranquillity of Woodland Drive, this home offers the best of both worlds. Don't miss the opportunity to make this exceptional property your new home.

Arranged over three floors and finished to a high standard throughout, the superb ground floor layout has the open plan living space, second reception room, utility room, shower room and ground floor W.C. The German hand crafted designed kitchen combines ergonomic elegance and the latest technology. There is a Bora induction cooktop and extractor hob, Seimens Wifi steam oven, fan oven and grill, integrated freezer and full height fridge. There are quartz worksurfaces and matching breakfast bar with under counter push fronted storage, the open plan kitchen is exceptionally spacious with a living room and dining area with bifold doors expanding the width of the house and two roof lanterns providing exceptional natural light.

On the first floor there is an amazing principle bedroom with a southerly aspect and luxury ensuite which includes a slipper bath, under floor heating, double width shower enclosure and Turkish-style toilet which has a built in bidet - an eco-friendly feature which reduces water usage. This floor has a family bathroom with under floor heating and a further two bedroom's with tree top views over gardens. the top floor comprises of two double bedrooms which again, have lovely rear aspect views, there is a good size shower room and built in storage.

Woodland Drive is on the North-East corner of the former Withdean and Tongdean Estates and is a prime residential area of Hove, close to excellent road links providing access to the city centre and has easy access to A23/A27 for those who commute and quick access to neighbouring towns and villages. The South Downs Nation Park, an area of outstanding natural beauty is in close proximity as is Hove Park. This location is also in the catchment area for many well regarded education facilities, primary and secondary schools.





# Accommodation

## **GROUND FLOOR**

- ENTRANCE PORCH
- ENTRANCE HALL
- LIVING ROOM  
12' 5" x 15' 7" (3.78m x 4.75m)
- STORE ROOM  
8' 2" x 7' 3" (2.49m x 2.21m)
- UTILITY ROOM  
8' 2" x 9' 9" (2.49m x 2.97m)
- SHOWER ROOM
- KITCHEN/DINING ROOM  
26' 1" x 25' 8" (7.95m x 7.82m)

## **FIRST FLOOR**

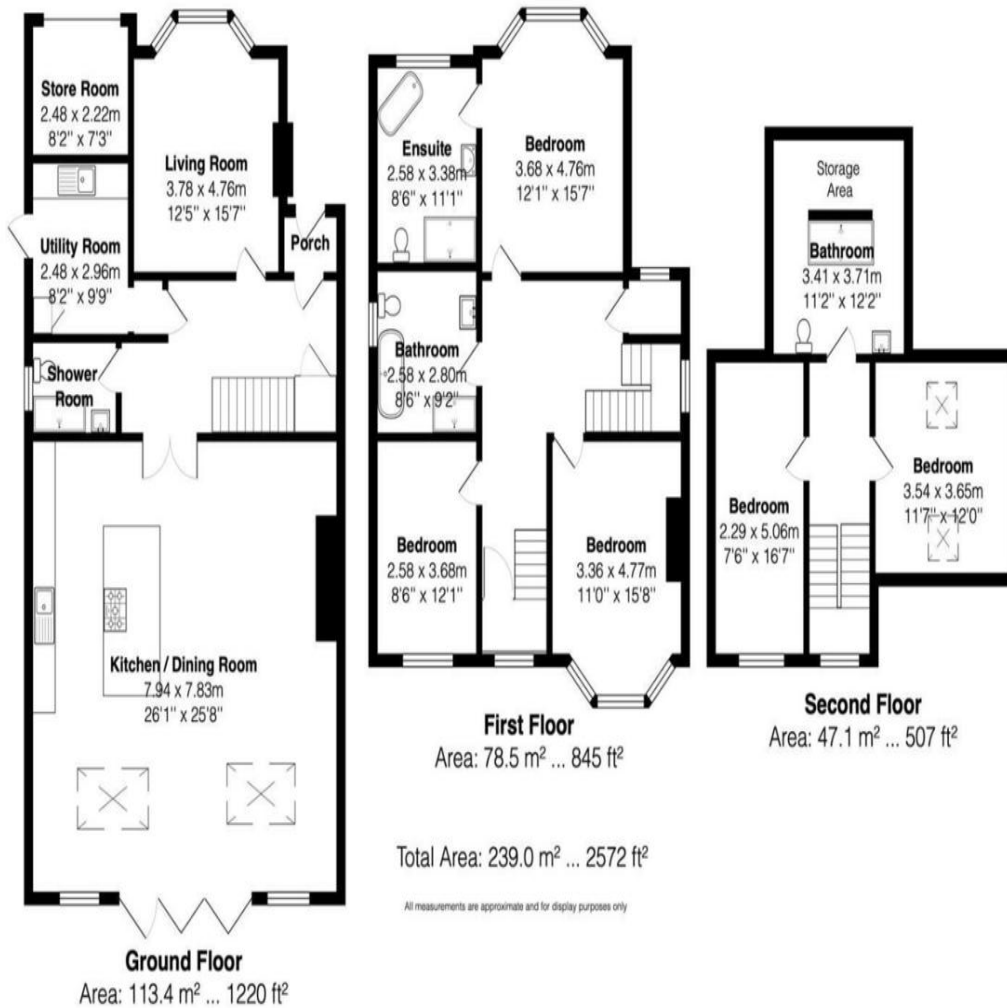
- BEDROOM  
11' 0" x 15' 8" (3.35m x 4.78m)
- BEDROOM  
8' 6" x 12' 1" (2.59m x 3.68m)
- BEDROOM  
12' 1" x 15' 7" (3.68m x 4.75m)
- ENSUITE  
8' 6" x 11' 1" (2.59m x 3.38m)
- BATHROOM

## **SECOND FLOOR**

- BEDROOM  
7' 6" x 16' 7" (2.29m x 5.05m)
- BEDROOM  
11' 7" x 12' 0" (3.53m x 3.66m)
- BATHROOM  
11' 2" x 12' 2" (3.4m x 3.71m)

## **OUTSIDE**

- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING FOR SEVERAL CARS



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 71 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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