

**63 Woodland Drive, Hove**

Hove

Guide Price **£1,150,000**



## 63 Woodland Drive

Hove, Hove

\*\*\* GUIDE PRICE £1,150,000 – £1,200,000 \*\*\*

Ideally located between Hove Park and Dyke Road Avenue, a generously-sized DETACHED FAMILY HOUSE with FOUR BEDROOMS, a LARGE PRIVATE DRIVEWAY, GARAGE and a substantial REAR GARDEN

This charming home is well-designed and has an easy flowing layout. There is a substantial living area with an ornate fireplace which leads to an extended dining room and onto the separate fitted kitchen. The space is wonderfully well-lit with duals aspect windows and French doors that lead out to the garden. Also on ground level is a convenient w/c and a large integral garage.

Four bedrooms are located on the first floor, each has the benefit of built-in storage with the principal suite further aided by a versatile office/walk-in wardrobe space and a large en-suite bathroom with walk-in shower and a bathtub. An additional bathroom suite is accessible from the landing.

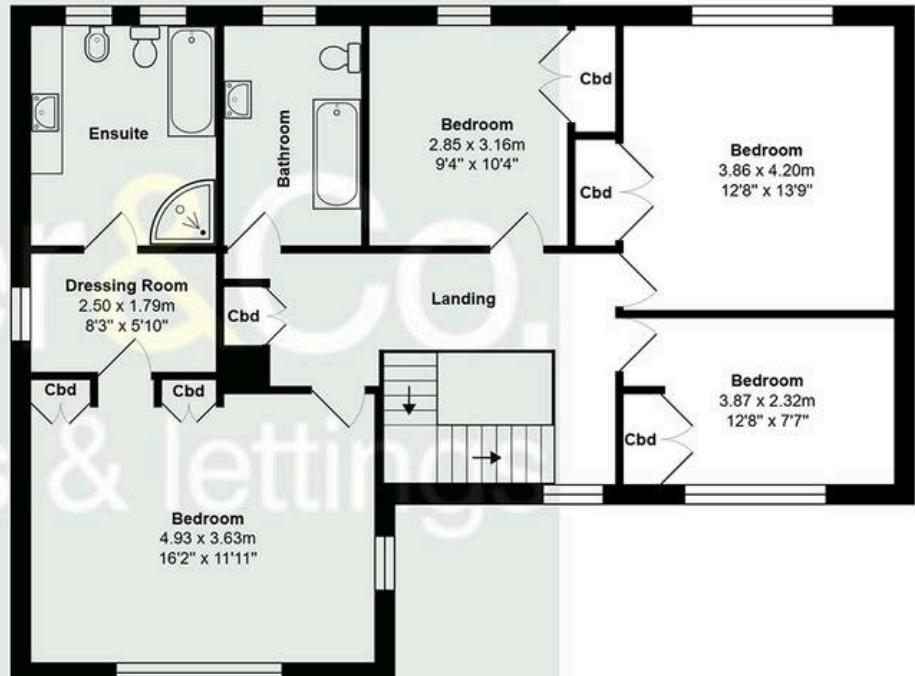
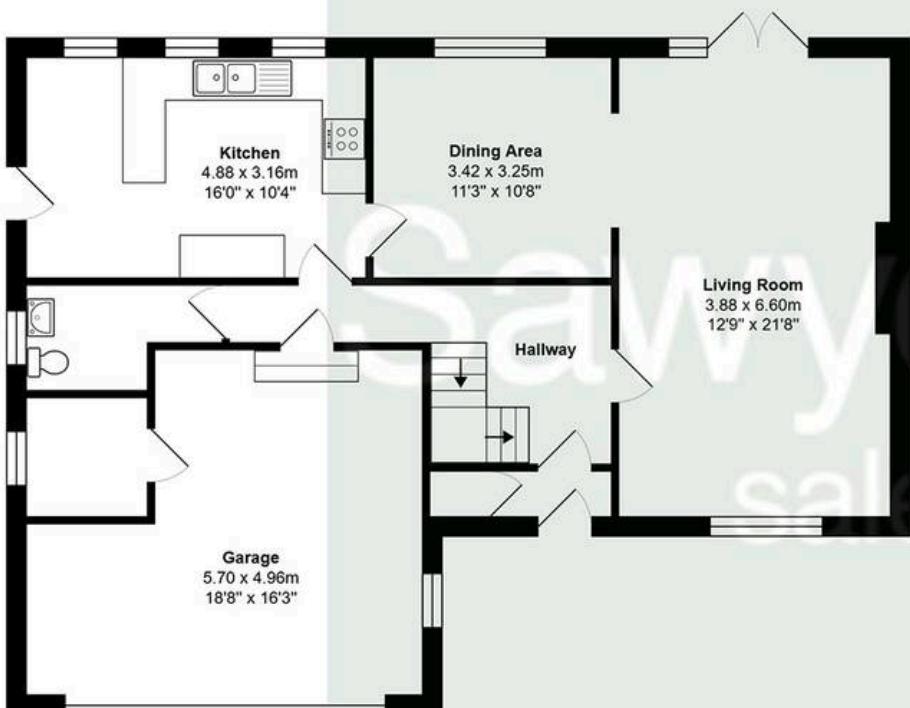
The beautifully landscaped rear garden features a generous terrace with a raised lawn and surrounding mature plants, trees and shrubbery.



Sitting near to Hove Park there is an abundance of outdoor facilities close at hand ranging from tennis courts, children's playground and bowling green to a café, picnic area and working model







**Total Area: 199.5 m<sup>2</sup> ... 2148 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.