

Jack Taggart & Co

RESIDENTIAL SALES

**WOODLAND AVENUE, BN3 6BN**

**OIEO £750,000**

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Woodland Avenue is in one of Hove's most desirable areas. Just five minutes from Hove Park, this quiet residential area close to Goldstone Valley has excellent facilities with local shops, parks, cafés, and some of the area's most exceptional schools nearby. This family home is surrounded by excellent bus routes and has easy access to the A23 and A27. The property is also just a short journey into Brighton & Hove city centre.

Jack Taggart & Co are delighted to offer you this exceptional and uniquely positioned four bedroom detached property featuring an integral garage, driveway with off street parking and a beautiful double fronted aspect. As you enter on the ground floor you are met with a vast open planned living/dining room featuring a gorgeous working fireplace and huge bi-folding doors leading directly out to the private landscaped garden. On from this is the separate kitchen with a wrap around design and lots of storage space, there is an arched opening into a utility room which also has a breakfast bar which is perfect for dining as a family. The ground floor also comprises a Downstairs W/C and a study which is great for those that work from home.

On the first floor, starting with the master suite, there is a walk through wardrobe and a unique en-suite shower, this room also has beautiful far reaching views over the garden and the rooftops of Hove. There are a further two well sized bedrooms on this level one featuring integral storage and space for a vanity unit and/or TV. The family bathroom features a shower over bath, sink, bday and a separate W/C.

The west facing garden offers a private patio entertainment area plus a lawned area at the foot of the garden, This is a perfect space to bring round friends and family throughout the summer months. Its totally secluded and has a tranquil feel.

This is the perfect family home with fantastic renovational opportunities (SSTP) This will not be on the market for long - call us today to book a slot at our open day.

BEING SOLD WITH NO CHAIN

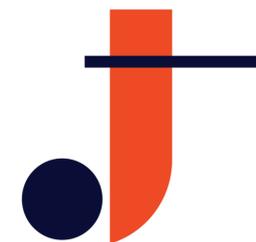
## Woodland Avenue, Hove



Ground Floor  
Approximate Floor Area  
957.34 sq ft  
(88.94 sq m)

First Floor  
Approximate Floor Area  
614.83 sq ft  
(57.12 sq m)

Approximate Gross Internal Area = 146.06 sq m / 1572.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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