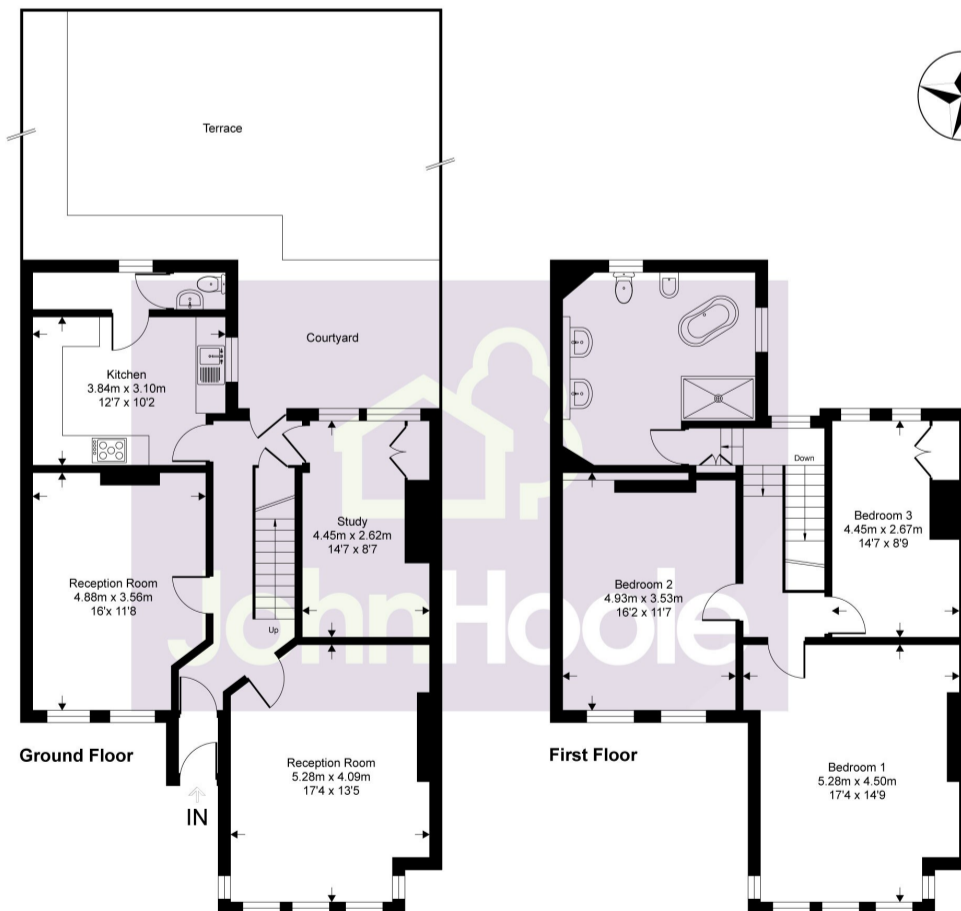




Woodside Avenue, Brighton, BN1 5NF  
Offers in Excess of £900,000



**Woodside Avenue, BN1**  
Approximate Gross Internal Area = 153 sq m / 1647 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C		
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	65
			53

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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01273 555115  
info@johnhoole.co.uk  
johnhoole.co.uk  
214 Dyke Road | Brighton | BN1 5AA

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





With a sunny east-west orientation, this private home offers a captivating first impression. The front approach features a charming garden that ascends to a paved terrace and a tiled porch, showcasing unique views sweeping across Preston Valley. While there is convenient parking at the rear entrance, the front approach sets a picturesque scene.

Inside, the home seamlessly blends modern updates with cherished period details. Highlights include traditional fireplaces in most rooms and a stunning stained-glass window overlooking the half-landing. The light-filled reception room boasts a broad bay window perfect for admiring the views, complemented by an open fireplace ideal for cozy winter evenings. Additional versatile spaces include a reception/dining room and a study that can serve as a fourth bedroom, catering to various family needs. The well-fitted kitchen features a large gas range cooker, making it a hub for culinary enthusiasts.

Upstairs, the first floor houses three spacious double bedrooms, two of which offer exceptional views, while the rear bedroom overlooks the tranquil garden. The expansive family bathroom, once a bedroom, now includes a separate shower cubicle, a rolltop bathtub, twin wash basins, bidet and a WC, providing a luxurious retreat.

Perfect for commuters, the property is just a one-minute walk from the station serving Gatwick and London. Located in an exclusive area with excellent local schools, the home is near Preston Park, which offers sports facilities and playgrounds. Local shops and cafés at Matlock Road or Preston Village add convenience. The city's vibrant arts venues, international restaurants, and cosmopolitan shopping are easily accessible, and for those commuting by car, there's swift access to the A23/A27 and Parking Zone A has no waiting list.



- EDWARDIAN TERRACED HOUSE WITH PERIOD FEATURES
- THREE BEDROOMS AND TWO RECEPTION ROOMS
- STUDY/4TH BEDROOM
- SEPARATE KITCHEN
- LARGE FAMILY BATHROOM WITH SEPARATE SHOWER
- DOWNSTAIRS CLOAKROOM
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- TERRACED GARDENS TO FRONT AND REAR
- PANORAMIC VIEWS