



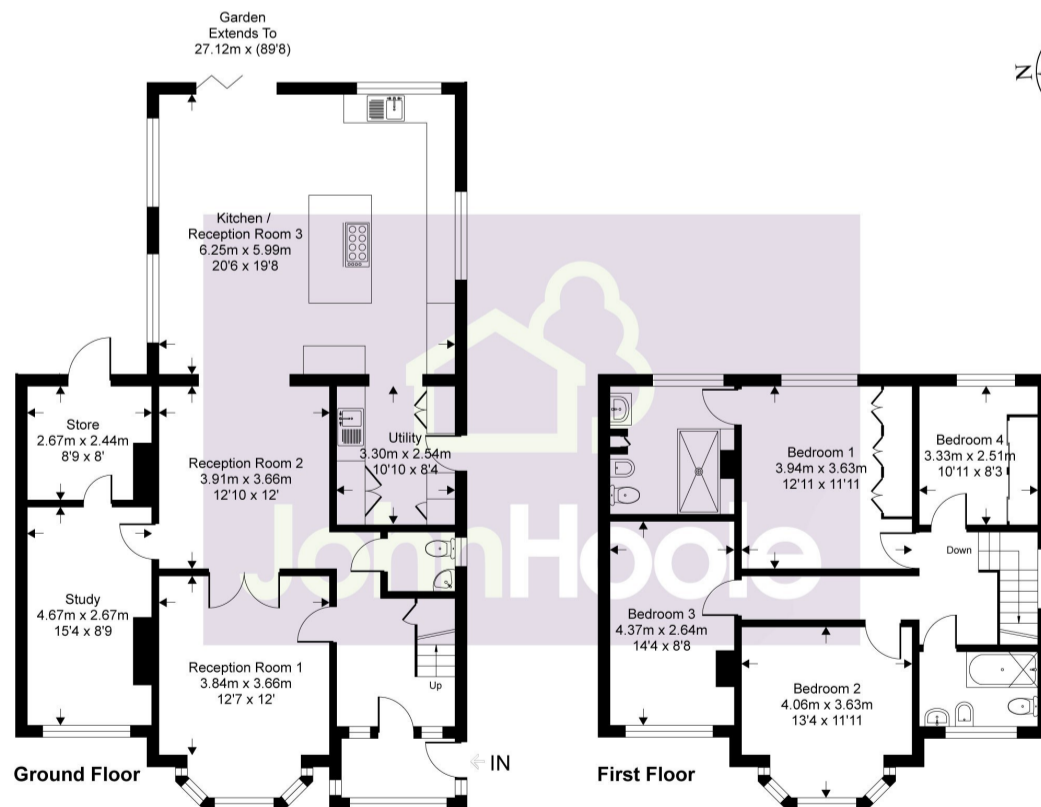
Woodland Avenue, Hove, BN3 6BJ

£1,100,000



Woodland Avenue, BN3

Approximate Gross Internal Area = 186 sq m / 1997 sq ft



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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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.





Originally built in the 1950s with its smart red brick and hung tiled exterior, this substantial home makes full use of the space afforded by houses of this period, and has been generously extended by the current owner to provide an additional reception room/study, a large storeroom for the garden, a fourth bedroom upstairs and an ensuite shower room.

No expense has been spared in the finish and fittings of the property - all to a very high specification and tastefully styled throughout. The bespoke Alku fitted kitchen will delight its new owner with its sleek and practical design, beautiful quartz worktops and integrated appliances, and with the space to accommodate dining and lounging furniture too, this will surely prove to be the hub of the home. Providing practicality too, this property has a downstairs cloakroom and a utility room so that laundry and muddy boots can be kept out of sight.

Outside, the garden is a wonderful size; perfect for children's play equipment but also for entertaining friends and family. Surrounded by mature trees and birdsong, the terrace is a delight to sit out upon and for dining al-fresco. To the front, the property overlooks a lawned area with the convenience of some hard-standing for one car to be parked and a side gate provides useful access to the rear garden for wheeling bikes etc

This is a fantastic home within a family friendly community and the opportunity to make it your own should be taken.



- DETACHED 4 BED PROPERTY
- HIGH SPECIFICATION THROUGHOUT
- FRONT AND REAR GARDENS
- OFF-ROAD PARKING
- LARGE KITCHEN/DINER WITH INTEGRATED APPLIANCES
- 2 BATHROOMS AND DOWNSTAIRS WC
- UTILITY ROOM & STUDY
- GARDEN STORE ROOM
- SOUGHT-AFTER GOLDSTONE VALLEY LOCATION
- DOUBLE-GLAZED THROUGHOUT, GAS CENTRAL HEATING AND CAVITY WALL INSULATION - EPC C rating

