





58 Woodruff Avenue  
Hove, BN3 6PJ

Offers in excess of £1,350,000

A spacious five bedroom detached family home arranged over three floors spanning over 3,212 square feet, found in the very popular road of Woodruff Avenue in the heart of the Hove Park district which has long been regarded as one of Brighton & Hove's most sought-after locations. Close to local shops and amenities, this superb home is excellently positioned for Waitrose, parks, schools and all local transport links. It is also within a 15-minute walk of Hove Station with its direct link to London Victoria.

Briefly comprising, a spacious entrance hallway with wood panelling, a lovely staircase and vaulted ceiling to the top floor. Leading through to the rear is a large newly fitted kitchen, lounge/dining room with a conservatory overlooking the south facing garden. Also just off the kitchen area is a separate utility room. There is a separate large reception room at the front, also a downstairs WC and garage on the ground floor. On the first floor there are 4 double bedrooms 2 with en-suite bathrooms a family bathroom and separate WC. On the top floor the owners have created a stunning master suite with double doors overlooking the garden, a large dressing room to one side and a large en-suite bathroom to the other. There is plenty of eaves storage as well.

The rear garden is a great size and mainly laid to lawn with a raised patio area and summer house perfect for a BBQ being south facing. At the front of the property there is plenty of off road parking.



- Detached
  - 4 Bathrooms
  - Separate Living Room
  - Off Road Parking
  - Close to Hove Park
- 5 Bedooms
  - Large kitchen family room
  - Garage
  - South Facing Garden
  - Close to the train station

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Woodruff Avenue, Hove



Approximate Gross Internal Area = 298.48 sq m / 3212.81 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.  
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