



# 14 Woodland Drive

Hove, BN3 6DL

**Offers in excess of £1,000,000**

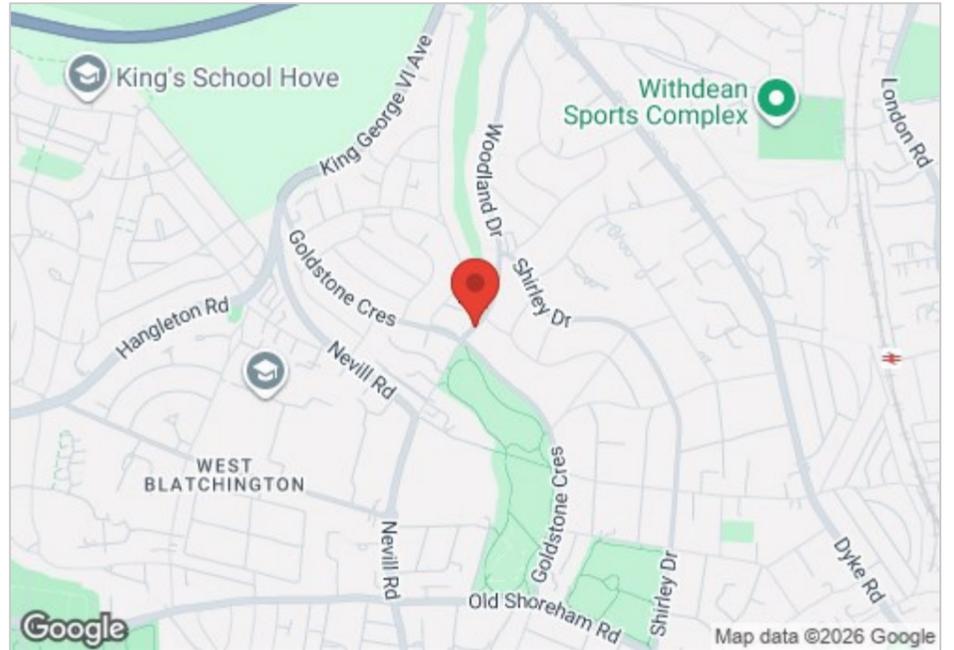
This property is definitely worthy of a viewing!

Nestled in the desirable area of Woodland Drive, Hove, this charming house offers a perfect blend of comfort and style. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, with a delightful log burner fireplace in the living room, creating a warm and inviting atmosphere during the cooler months. There is a generous study completing the ground floor accommodation with patio doors giving access to the garden.

The good-sized kitchen is designed for practicality, featuring a separate utility space that enhances functionality, along with a convenient downstairs WC. The wide, spacious hallway adds to the sense of openness and light throughout the home.

Outside, the south-facing garden is a true highlight, providing a sunny retreat for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun. Additionally, the property boasts off-street parking for several cars, a valuable asset in this sought-after location.

This house on Woodland Drive is not just a home; it is a lifestyle choice, offering both comfort and convenience in a vibrant community. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in Hove.

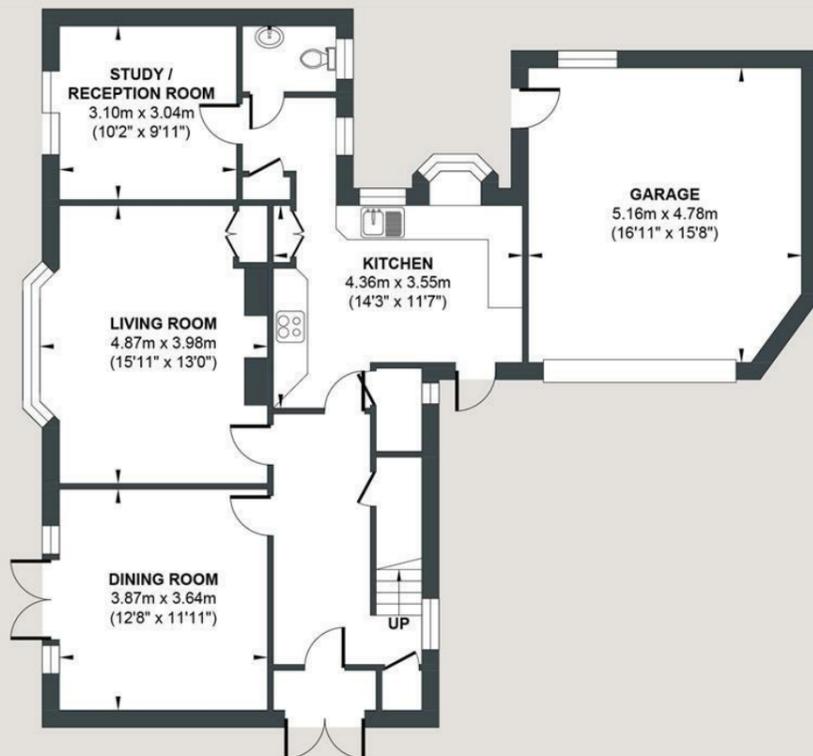


- Detached
- x2 Bathrooms
- Separate Kitchen
- Adjoining Double Garage
- Plenty of Off-Street Parking
- x4 Bedrooms
- Dressing Room
- Downstairs WC
- South Facing Garden
- Vacant Possession

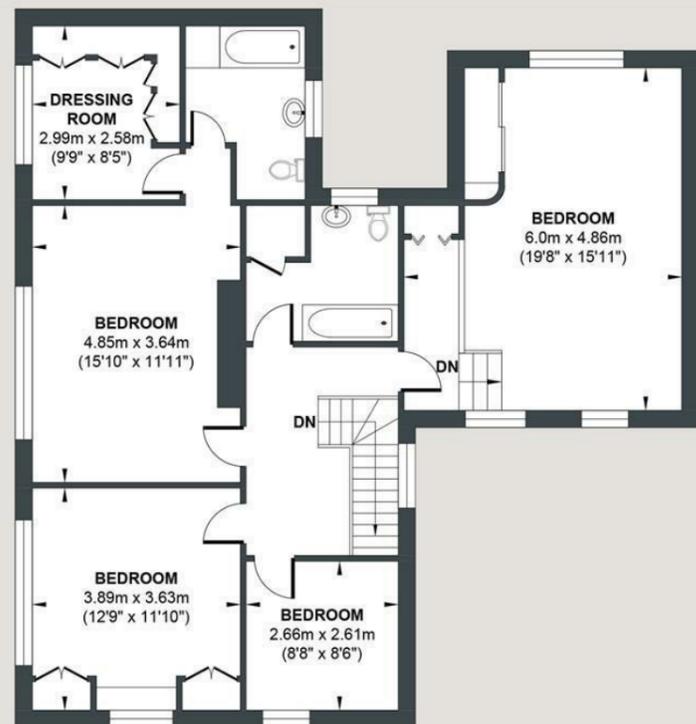
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
England & Wales	EU Directive 2002/91/EC	

## WOODLAND DRIVE

Approx. Gross Internal Floor (Including Garage) Area = 200.31 sq m / 2156.11 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area  
1095.65 sq ft  
(101.79 sq m)



Approximate Floor Area  
1060.46 sq ft  
(98.52 sq m)