



[oakleyproperty.com](https://www.oakleyproperty.com)



Oakley

Your Sussex Property Expert



Woodland Drive, Hove, BN3 6DE



4/5 2 2/3 6+ 2 E

A beautiful detached 4/5 bedroom family house located in the sought after Hove Park area, with spacious accommodation arranged over two floors. There is ample off road parking including a carriage driveway & double garage, plus a delightful, beautiful, landscaped, mature, west facing rear garden. Offered for sale with no onward chain this is a superb opportunity for the new owners to put their stamp on what is already an amazing home.



The Property

A truly outstanding detached house which has been meticulously maintained over the years and now presents a fantastic opportunity for the new owners to add their stamp to what is already a very impressive house.

The well proportioned accommodation is arranged over two floors and comprises as follows; on the ground floor a beautiful wood panelled entrance hall, cloakroom, kitchen/breakfast room, office/bedroom five, living room and dining room. On the first floor is a spacious landing with access to a large loft space (suitable for extending into STC) a family bathroom and four double bedrooms, one of which makes up the large principal suite offering bedroom area, dressing room and en-suite bathroom.

Outside to the front of the property is a generous carriage driveway providing off road parking for several vehicles and leading to an integral double garage. To the rear is a well-kept west facing tiered garden with patio area, ornamental fishpond, lawn areas, mature shrubs and trees, a timber shed and a pedestrian door giving access to the 'Three Cornered Copse'

The Location

Woodland Drive runs between Goldstone Crescent to the South and Dyke Road Avenue to the North. Hove Park itself is located close by and the main A27 & A23 roads to Shoreham and London respectively are readily accessible. Brighton & Hove city centre with its extensive range of shopping and entertainment facilities can be reached via excellent public transport links, and Hove Mainline Railway Station is around 1.5 miles to the south.



T: 01273 688881

- Beautiful Detached Home In Sought After Location
- Seperate Living & Dining Rooms
- Five Bedrooms
- Cloakroom & Family Bathroom
- Mature West Facing Rear Garden

- Spacious Accommodation Arranged Over Two Floors
- Kitchen/Breakfast Room
- Principal Bedroom With Dressing Room And En-Suite Bathroom
- Carriage Driveway & Double Garage
- Total Floor Area 2422 SQ.FT./ 225 SQ.M.



Entrance Hall

14'11" x 13'5" (max) (4.55m x 4.10m (max))

Radiator, wooden panelling, coats cupboard, central heating thermostat.

Cloakroom

The cloakroom has a low level WC with a concealed cistern, wash hand basin with mixer tap and pop up waste and storage beneath, radiator, under stairs storage cupboard.

Living Room

18'4" x 15'10" (5.61m x 4.83m)

Double aspect room, glazed patio sliding doors leading onto the rear garden, feature fire place with brick surround hearth and mantel, television aerial point, two radiators.

Dining Room

16'0" into bay x 15'5" (4.90m into bay x 4.70m)

Double aspect room, radiator, wood panelled feature inglenook style fire place, brick surround mantel and hearth, two wall light points.

Bedroom Five/Office

13'5" x 9'4" (4.11m x 2.87m)

Views of the rear garden, internal window allowing borrowed light from the entrance hall, radiator and beamed ceiling.

Kitchen/Breakfast Room

16'11" x 16'4" (max) (5.18m x 5.00m (max))

This is an L shaped, double aspect room. Part wood panelled walls, tiled floor, 4 ceiling spot lights, 2 feature gas lamps (wall lights - untested). The kitchen is fitted with floor and wall units with concealed lighting, work surfaces with tiled splashback and inset stainless steel 1-1/2 bowl sink with mixer tap, 'Neff' four ring hob and extractor over. Integrated appliances including integrated fridge freezer, 'Bosch' dishwasher and high level 'Blomberg' double oven. Views over rear garden, cupboard housing 'British Gas' boiler'. Internal glazed door leading through to the utility room.

Utility Room

7'4" x 4'11" (2.26m x 1.52m)

Tiled floor and walls, two ceiling spot lights plus rooflight, floor and

wall units, work surfaces, inset single sink with mixer tap, appliance space, plumbing for washing machine, part glazed door leading to the rear garden.

Landing

13'5" x 6'6" (4.09m x 2.00m)

Airing cupboard housing an insulated hot water cylinder tank, loft hatch with pull down ladder giving access to the large loft space, radiator.

Principal Bedroom

19'5" x 16'4" (5.92m x 5.00m)

Double aspect room, two radiators, two wall light points, two eaves storage cupboards and archway which opens up and leads into the dressing area.

Dressing Area

8'2" x 8'4" (2.50m x 2.56m)

Fitted wardrobe cupboards, fitted dressing table plus further wardrobe cupboards, radiator, glazed door leading to the en-suite bathroom.

En-suite Bathroom

8'2" x 10'2" (2.49m x 3.12m)

Tiled floor, tiled walls. Sink with storage under, tile inset bath, low level WC, bidet, radiator, three ceiling spot light points, electric shaver point, tile enclosed shower with mixer tap control, views over rear garden.

Bedroom Two

16'2" x 11'10" (4.93m x 3.63m)

A double aspect room with far reaching views toward the coast, fitted wardrobe plus high level storage, radiator.

Bedroom Three

15'10" x 15'10" (4.83m x 4.83m)

A double aspect room, view over rear garden, two fitted wardrobe cupboards with high level storage, radiator and two wall light points.

Bedroom Four

13'6" x 9'3" (4.14m x 2.84m)

Radiator and views over rear garden.

Family Bathroom

8'9" x 7'1" (2.67m x 2.18m)

With tiled floor and tiled walls, four ceiling spot light points, pedestal wash hand basin with pop up waste, heated towel rail, electric shaving point, low level WC with push button flush, shower cubical with Mira controls, tile enclosed bath with mixer tap and hand shower tap.

Garage

18'7" x 16'2" (5.67m x 4.95m)

5.67 x 4.95 Approached either by a pedestrian door or by two stable style doors for vehicular access, plumbing, electric light and power, fitted work benches, window allowing natural light.

Rear Garden

114'11" x 56'11" (35.05m x 17.37)

The west facing garden is accessed from utility room, side access or living room. Very well maintained and well stocked with mature shrubs and trees, patio area, fishpond, lawn areas, timber shed, pedestrian gate providing access into the 'Three Cornered Copse'



Floor Plan



First Floor
1279 sq ft / 118.8 sq m

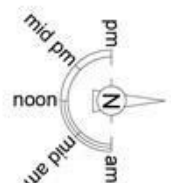


Ground Floor

Approximate Gross Internal Area = 2736 sq ft / 254.1 sq m
(Excluding Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 20 sq ft / 1.9 sq m
Total = 2756 sq ft / 256 sq m (Including Double garage)
Including Limited Use Area (7 sq ft / 0.7 sq m)

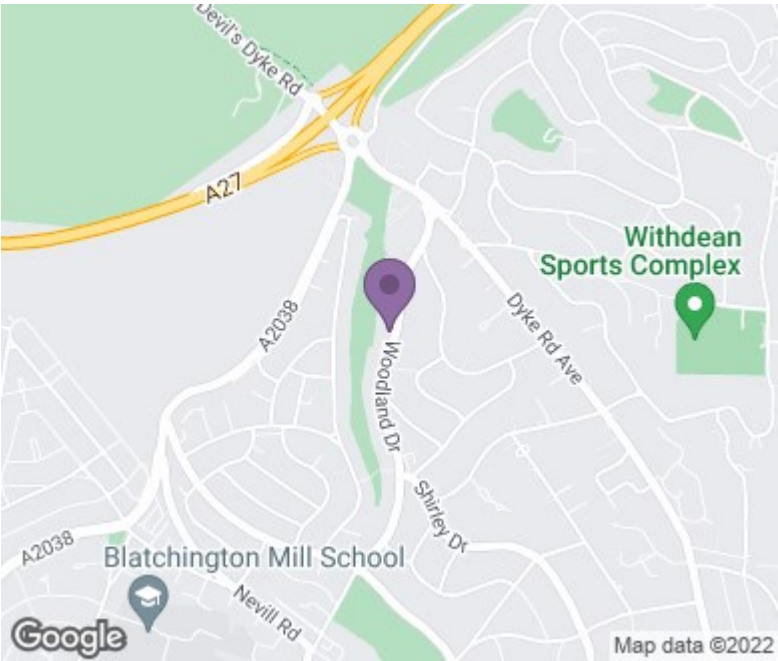
 = Reduced head height below 1.5m

Illustration for identification purposes only,
measurements are approximate, not to scale. © Oakley Property 2022





Location Map



Energy Performance Certificate

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	45	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Notes

Tenure Freehold
 Council Tax Band G (£3,423.69 per annum from 1st April 2021)

Brighton & Hove City Office
Residential Sales & New Homes

T 01273 688881
E brighton@oakleyproperty.com

Shoreham-by-Sea Office
**Residential Sales,
 Lettings & New Homes**

T 01273 661577
E shoreham@oakleyproperty.com

Lewes Town & Country Office
**Residential Sales,
 Lettings and New Homes**

T 01273 487444
E lewes@oakleyproperty.com

The London Office
Residential Sales

T 020 839 0388
E enquiries@tlo.co.uk

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to the properties are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The total floor area shown has been taken from the EPC.