



54A

Woodruff Avenue, Hove
East Sussex, BN3

150
YEARS

HAMPTONS
INTERNATIONAL

4 bedroom contemporary family home close to Hove Park

Hamptons International

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4 Bedrooms | 4 Bath/Shower rooms (2 en suite) | Open Plan Sitting/Dining Room | Open Plan Kitchen | Study/ Cloakroom | Utility Room/WC | Garden | 2013 sq ft.

Asking Price £975,000 Freehold

Description

With a desirable location close to Hove Park and Dyke Road is this stunning contemporary residence arranged over three floors. The detached modern property occupies a striking plot on the sought-after thoroughfare of Woodruff Avenue and cuts a stylish figure with its fashionable white render and glass design providing excellent kerb appeal. Inside, the property has been extensively updated and features neutral interiors and well-proportioned, light-filled rooms provided by corner windows which are fitted with bespoke blinds. Premium fittings include modern wood doors, underfloor heating throughout the ground floor and engineered wood flooring. The house is an eco home that runs off an incredibly efficient air source heat pump. A highlight of the property is the open plan living space, which is accessed from the hallway via double doors and features excellent natural light thanks to its floor to ceiling windows. With areas for relaxing, dining and cooking the space forms the hub of the family home and has a pleasant front aspect. The kitchen is open plan and includes a number of fitted wall and base units including a large breakfast bar, complemented by quartz worktops. Integrated appliances include a double oven, fridge/freezer, wine cooler and five-ring electric hob. A separate study and a utility room/WC completes the ground floor accommodation.

Three bedrooms comprise the first floor, including a master bedroom with en suite and two double bedrooms which share use of a family bathroom. In addition there

is an extremely large bedroom on the lower ground floor with en suite that would make an excellent guest suite, cinema room or gym.

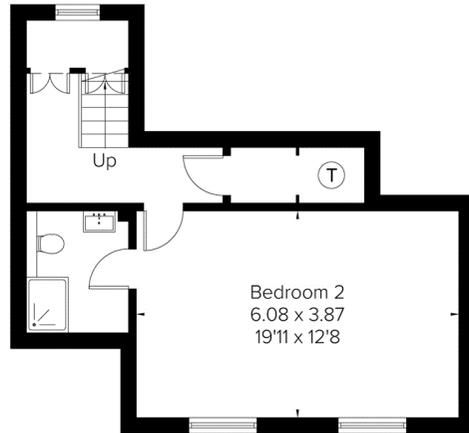
Outside

Accessed via a private driveway with gates the property is secluded from the road via a complementary white render brick wall inset with two raised planters. The house benefits from wraparound gardens, including a lawn area which envelops the property on four sides and is mostly level with a section sloping down to the lower ground floor bordered by a modern glass partition. In addition there is a patio terrace with ample space for outdoor entertaining. There is parking for at least two cars on the brick-paved drive, with plenty of outside storage available by way of bike storage and another shed.



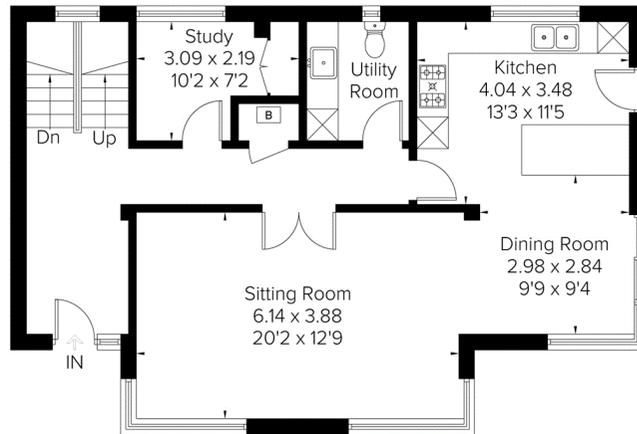
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate IPMS2 Floor Area = 182.0 sq m / 1959 sq ft
 Limited Use Area = 5.0 sq m / 54 sq ft
 Total = 187 sq m / 2013 sq ft

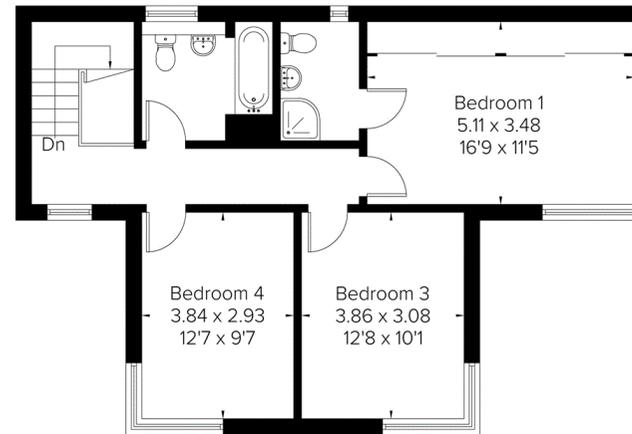


Lower Ground Floor

= Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 226945

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

