



Spacious detached home offering excellent scope for improvement, in a much sought after residential location

63 Woodland Drive, Hove, East Sussex, BN3 6DF

Guide Price £1,295,000 Freehold





Entrance hall • Sitting/dining room • Kitchen and breakfast room • Cloakroom • Principal suite: bedroom, dressing room and bathroom • Three further bedrooms • Bathroom • Front garden and driveway with space for multiple cars • Rear terrace and tiered garden • Integral garage and former dark room • EPC rating D

About this property

63 Woodland Drive is a spacious detached property, situated in a popular residential road with excellent transport links. It has been a much-loved family home, having been in the same hands for over forty years, and offers its next owners an excellent opportunity for renovation, with scope for extension (subject to obtaining the necessary consents).

The accompanying floorplans should be used as a guide to the full layout and extent of the accommodation, which extends to 1897 sq ft (2146 sq ft including the garage) and is arranged over two floors.

Points of note include the entrance hall with marble stone flooring and an elegant staircase with a wrought iron balustrade; the sitting room is open to the dining room, and has a working fireplace with a superb Italian marble mantelpiece and French doors to the rear terrace. Beyond the dining room is the kitchen/breakfast room, which has access to the side.

A cloakroom completes the ground floor.

On the first floor, the principal bedroom suite offers an impressive space comprising a bedroom with built in cupboards, a dressing room with wardrobe, and a bathroom with a bath and separate shower cubicle. There are three further bedrooms, each with built in storage, and a family bathroom.

No. 63 is set slightly back from the road, and approached via an in and out driveway which offers ample parking for multiple vehicles ahead of the integral garage and house. The garage has an up and over door, and has a former dark room which could be used as a workshop.

There is side access to the fully enclosed rear garden, which has been cleverly landscaped in a terraced format, maximising the space and providing a stone paved terrace close immediately adjoining the house, with space for table and chairs, and levelled lawns.



Local information

Woodland Drive is situated in Hove Park, a prestigious residential area on the northern outskirts of the coastal City of Brighton & Hove, ideally placed for the city centre and for transport links. The property is within good reach of the many and varied shops, bars and restaurants in the centre, which is about two miles distant and easily accessed by public transport. More locally, there is a parade of shops which provides for day to day needs.

The city offers a wide variety of leisure activities including local clubs for football, rugby, cricket, music and theatre; across Sussex, activities include show jumping at Hickstead, sailing at Brighton Marina and golf at one of the many courses across the county. There are miles of footpaths and bridleways across the nearby South Downs National park.

Sussex offers a vibrant cultural scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Rail Services: Preston Park (1.5 miles by foot) offers regular direct services to

London Victoria/London Bridge/St Pancras International (journey time from 62 minutes) and Gatwick.

The A23 is easily accessible to the north, connecting with the M23/national motorway network and the A27 coast road.

Schools: There is a good range of state and independent schools locally including Lancing Prep Hove, Windlesham, Brighton Girls (GDST), Brighton College, Hove Park, Cardinal Newman and BHASVIC.

For more information on state schools please see <https://applyforaschool.brighton-hove.gov.uk/p/schoolsmap>. A number of private schools offer bus services for students which stop locally.

Services: Gas-fired central heating. All mains services.

Outgoings: Brighton and Hove City Council, 01273 290000. Tax band G.

Energy Performance: A copy of the full EPC is available on request.

Viewing: Strictly by appointment with Savills on 01444 446000.





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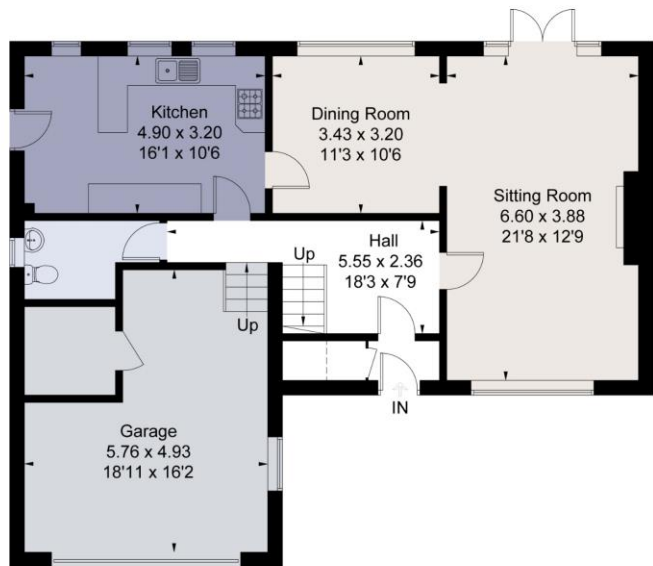
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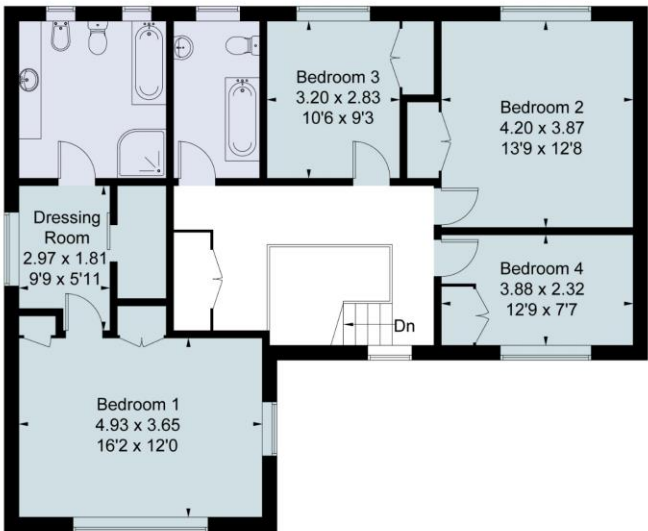
Approximate Area = 176.2 sq m / 1897 sq ft
Including Limited Use Area (1.9 sq m / 20 sq ft)
Garage = 23.1 sq m / 249 sq ft
Total = 199.3 sq m / 2146 sq ft
For identification only. Not to scale.
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 = Reduced head height below 1.5m




Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	62	74
England, Scotland & Wales	EU Directive 2002/91/EC 	

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