



66 Woodland Court Dyke Road Avenue  
Hove, BN3 6DQ



# 66 Woodland Court Dyke Road Avenue

Hove, BN3 6DQ

**Offers in excess of £340,000**

A newly refurbished three bedroom apartment that boasts a lovely south facing balcony overlooking the beautifully evergreen 'Three Cornered Copse' and distant sea views. The property is situated in the sought-after Hove Park district and further benefits from a lock-up garage.

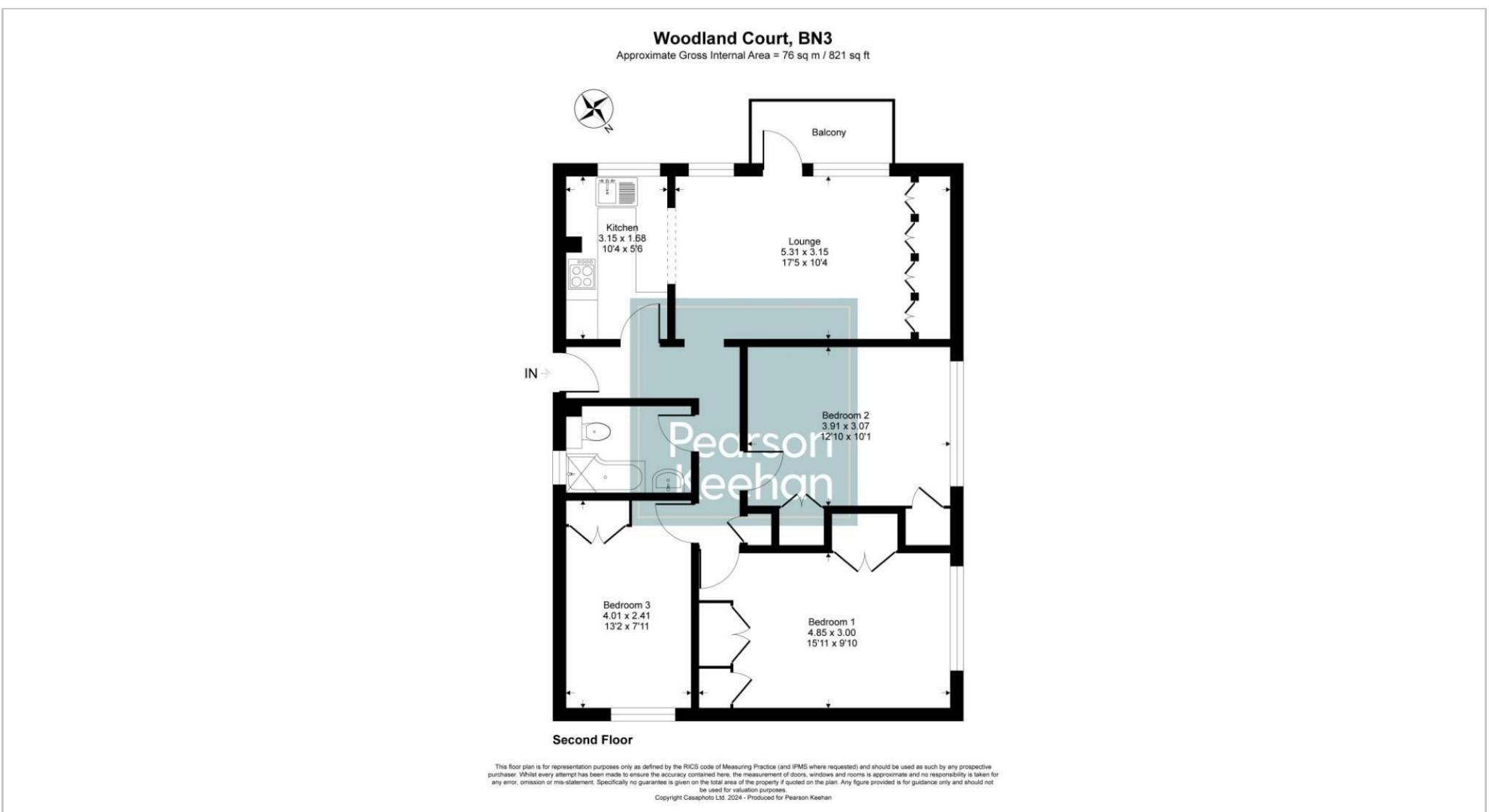
Situated on the first floor of this well-regarded development, the apartment offers spacious accommodation and briefly comprises of three good sized double bedrooms, all with fitted wardrobes, a stylish kitchen with integrated appliances, luxury bathroom and a bright southerly aspect living room that showers in an abundance of natural light and provides access out to the private balcony.

The views from the living room and balcony are simply stunning and offer air of tranquillity, whilst taking in such lovely views.

Woodland Court is a well-kept purpose-built development situated on Dyke Road Avenue, close to excellent transport links, the South Downs National Park and a number of excellent local schools. Woodland Parade, just down the road, offers some close by amenities and central Hove and Brighton City Centre are also easily accessible.

The property is being sold with a share in the freehold. Vendor suited with onward purchase having no onward chain.

NB: In accordance with The Estate Agents Act 1979 potential buyers should be aware that a Pearson Keehan staff member has a personal interest.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	72	79
(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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Pearson Keehan**