



## 3 Woodruff Avenue

Hove, BN3 6PF

**Asking price £2,000,000**

Set on an extremely wide and substantial plot in the favoured Hove Park district, this charming five bedroom detached gated residence offers over 3,300 sq ft of living space and beautifully landscaped gardens.

Stepping inside the property, you are immediately greeted with a large entrance hallway with grand reception rooms set off including an expansive 35ft dual aspect living room, a wood panelled dining room and stylish contemporary kitchen which offers a wonderful place to socialise and dine with friends and family whilst overlooking the garden.

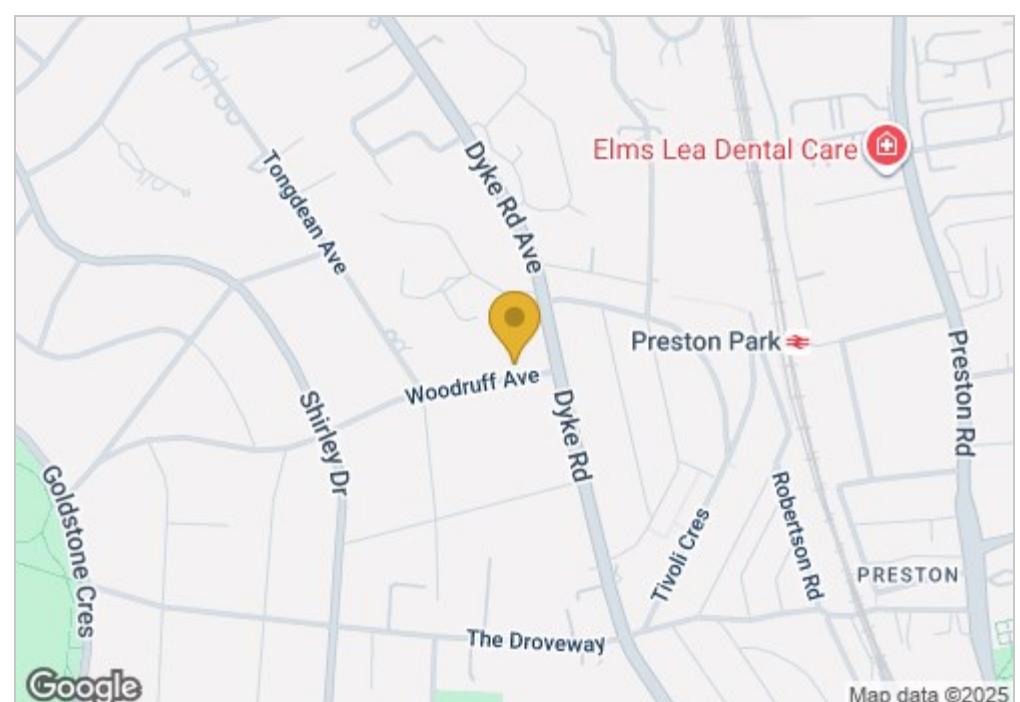
Furthermore, the ground floor also enjoys a sun room, cloakroom, study area, utility room that also provides internal access to the garage.

Moving upstairs to the first floor via the exquisitely crafted twisting staircase, a family bathroom can be found along with all five bedrooms with the main principle bedroom boasting a bespoke walk-in wardrobe, a large en-suite bathroom and provides access out on to the generously sized sun terrace. The terrace is a fantastic space to enjoy the summer months and even offers sea views.

Outside, the private and secluded garden is simply stunning. You have a dedicated paved area accessed immediately via the corner bi-folding kitchen doors, perfect for hosting a large gathering and alfresco dining. Stepping deeper into the garden, you have large lawned areas surrounded by beautifully mature planting and a further sun terrace area perfectly positioned so you can enjoy all day sunshine and the idyllic, serene views around you.

To the front, access to the property is via secure electric gates and a block paved driveway enables parking for numerous cars and access to the double garage.

In terms of location, Woodruff Avenue is one of Hove Park's most highly sought-after addresses being close to several well-regarded schools, transport links and various other popular local amenities. Preston Park Station is less than 0.5 miles away and provides direct links to London & Gatwick.



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