



Woodland Avenue, BN3  
Asking Price £1,250,000

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EXQUISITE

## INTRODUCING

# Woodland Avenue, BN3

5 bedrooms | 5 bathrooms | 2 reception rooms | 2584 Sq ft | Separate Annexe |  
Heated Swimming Pool | Insulated Summer House With Power

This impressive and spacious family home, expertly designed for contemporary living, boasts five bedrooms and five bathrooms, with nearly 2,800 square feet of stylish, adaptable space. Set against the peaceful and verdant backdrop of Three Cornered Copse, which leads directly to Hove Park, this property offers the rare advantage of urban convenience and natural serenity. A standout feature is the self-contained annexe, ideal for generating Airbnb income or accommodating extended family and guests.

The double-fronted house is set back from the road, surrounded by a beautifully maintained front garden and a private driveway with plenty of off-street parking for multiple vehicles. A welcoming entrance porch leads into a spacious hallway, illuminated by natural light pouring through a skylight. A convenient WC is tucked away off the hallway. At the heart of the home is a stunning 29-foot dual-aspect living room, filled with light from a large bay window at the front and double doors at the rear that offer views of the garden. The room features elegant bamboo flooring and a striking circular fireplace that provides warmth and charm. From here, double doors open into a versatile sunroom or conservatory, with vaulted ceilings and expansive windows that create an airy, light-filled space perfect for relaxing or entertaining. The conservatory flows directly onto a paved patio, seamlessly connecting indoor and outdoor living





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The high-spec kitchen is a culinary dream, with gleaming granite countertops, sleek high-gloss cabinets, and a central breakfast bar that serves as the perfect space for family meals. Fully integrated appliances create a cohesive look, and a separate utility room adds both style and practicality. This thoughtfully designed kitchen is perfect for both everyday family life and special occasions.

Upstairs, the principal bedroom offers a peaceful retreat with tranquil views of the rear garden and the wooded expanse of Three Cornered Copse. The luxurious open-plan en-suite bathroom is a standout feature, complete with a striking roll-top bath, a spacious wet room-style shower, and ample built-in storage. Adjacent to the bedroom is a flexible space currently used as a dressing room but easily convertible into a large double bedroom with its own en-suite shower room.

Two additional double bedrooms provide both comfort and functionality. The front-facing bedroom has a fitted wardrobe and en-suite shower room, while the other boasts a bay window with sweeping sea views, adding a touch of coastal charm. A stylish family bathroom with modern fixtures serves this floor. Folding doors on the landing open to a staircase leading to a loft room, a versatile space that could serve as a guest bedroom, home office, or extra storage.





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The property's self-contained annexe, affectionately known as "The Tiny Cottage," adds to its versatility. With its own private entrance, utility area, open-plan living room with a fully equipped kitchen, a cozy bedroom, and a modern bathroom, it offers a range of possibilities from holiday lets to private accommodation for family and friends. With direct access to the garden, it is the perfect private retreat.

The rear garden is a true highlight, thoughtfully designed for relaxation and recreation. An elevated terrace provides the ideal spot for al fresco dining or simply soaking up the sunshine. A heated swimming pool, surrounded by child-safe railings, is complemented by an easy-maintenance astroturf lawn, ensuring greenery all year round. A large decked area features a pool house and a shed, adding practicality to this outdoor oasis. At the bottom of the garden, a gate leads directly onto Three Cornered Copse, a cherished woodland area teeming with wildlife, perfect for dog walkers, cyclists, and nature lovers.

This exceptional home blends elegant design, modern amenities, and an unbeatable location, offering a truly unique opportunity for discerning buyers. Whether for hosting guests, raising a family, or simply enjoying the tranquility of the surroundings, this property provides an extraordinary lifestyle.





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## LOCATION GUIDE

### Good to Know

Local shops, café and restaurant 2 mins walk

Hove Park 5-7 walk

Hove & Preston Park Stations 6 by car, Brighton Station 8-10

Hove Lawns & beach 9 mins by car

### Education:

Primary: Bilingual Primary, Westdene Primary, Cottesmore St Mary R.C

Secondary: Hove Park, Blatchington Mill, Cardinal Newman

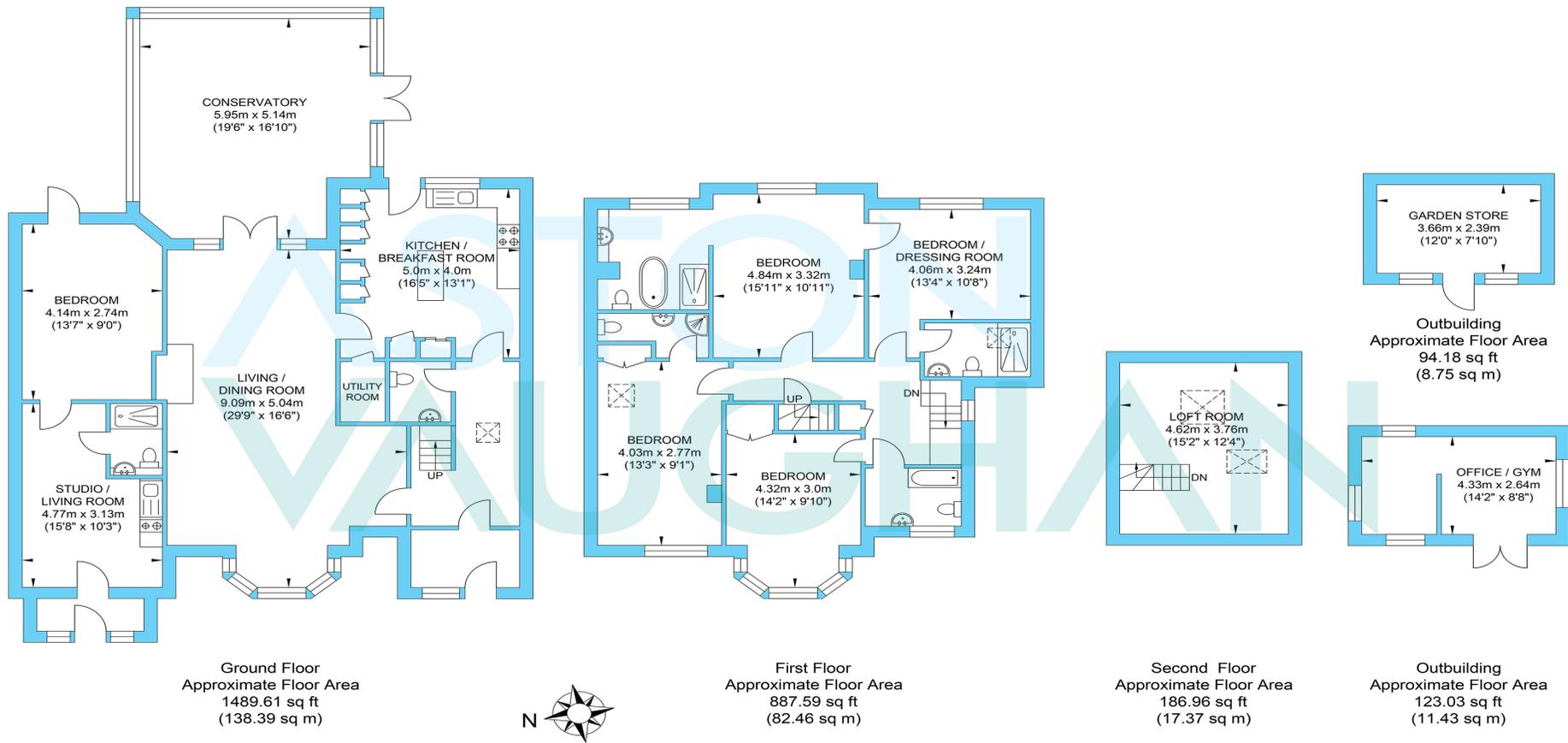
Sixth Form: BHASVIC, Cardinal Newman

Private: Windlesham Prep, Lancing Prep, Brighton College, Brighton Girls, Lewes Old Grammar

This is a great area to be between the beach and the South Downs National Park- and also very prestigious. Quiet and safe with plenty of shops nearby, the sports facilities, friendly community, playground and café of Hove Park is a 2 minute drive but also within a 5-10 min walk, so it will be easy to meet people if you're new to the city. Withdean Stadium's gym and running track and a woodland Nature Reserve is also just 4 mins by car. Local schools are good or outstanding and there's easy access to some of the best private schools in the country including Lancing Prep and Brighton College - with school buses or bus routes allowing older children independence.



# Woodland Avenue



Approximate Gross Internal Area (Excluding Outbuilding) = 238.22 sq m / 2564.16 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.