



Woodruff Avenue, Hove, BN3

Guide Price £2,000,000 - £2,250,000

**ASTON
VAUGHAN**
EXQUISITE

INTRODUCING

Woodruff Avenue, Hove, BN3

5 Bedrooms | 2 Bathrooms | 2 Living Rooms
3689 Sq Ft | Close to Hove Park

Discover this exquisite 5-bedroom detached Art & Crafts home, nestled within expansive, gated grounds and boasting stunning sea views from the principal suite's terrace. Located on an exclusive street, the property features an impressive front garden, a double garage, and ample off-street parking for visitors. On the market for the first time in 30 years, it offers a prime location just a short cab ride from three stations connecting to Gatwick and London. The area is well-served by top-notch primary, secondary, and sixth-form schools, all within a 5-minute radius, and Hove Park's amenities are just a leisurely walk away.

Inside, this home exudes charm with its graceful proportions and delightful period features, including a galleried hallway and an oak-panelled dining room. The spacious reception area seamlessly connects to a covered veranda, ideal for entertaining year-round. Most ground-floor rooms lead directly into the beautifully landscaped gardens, which include a sunroom, a secluded home office, and a contemporary kitchen, dining, and family room designed with a glass wall that fully retracts.

Upstairs, three of the four family bedrooms are generously sized doubles, with the fourth being a spacious single. The principal suite occupies the entire west wing and includes a private roof terrace with sweeping views of the city, countryside, and sea. Hove Park is one of the city's most desirable neighbourhoods, attracting families and professionals alike, and properties in this area are rare.

This characterful residence features decorative hung tiles, an oak-framed porch, and a blend of original and double-glazed leaded windows. Set securely behind a sliding gate, the property includes a paved area for guest parking, an integrated double garage, and beautifully mature gardens. Upon entering, you'll be greeted by an unusually spacious hallway with a deep cupboard, a boot room, and a convenient cloakroom.





Reception and Sunroom:

Natural light floods the elegant reception area, which spans the width of the home, offering ample space for both quiet relaxation and lively entertaining. Diamond-drop windows adorn the front, while the rear features sliding floor-to-ceiling doors that create a seamless connection to the outdoor space. Classic wood flooring enhances the flow, complemented by a living flame gas fire in an intricately carved fireplace. French doors lead to a bright sunroom that captures the beauty of the gardens, previously serving as a playful retreat for children.





Kitchen/Dining Area and Formal Dining Room:

The spectacular kitchen/dining area is designed for effortless entertaining, featuring a corner wall of glass that opens completely to the landscaped garden and dining terrace. Sleek slate flooring allows for easy transitions between indoors and outdoors, with customizable lighting options perfect for hosting. The kitchen is equipped with premium appliances, including a Neff oven, microwave/combi, and dedicated spaces for a dishwasher and an American-style fridge/freezer.

Adjacent to the kitchen, the formal dining room is a classic space with elegant oak paneling and garden views. With plenty of room for a large dining table, it's perfect for hosting memorable meals. A unique feature is the original 1930s bell connected to the kitchen, adding a touch of nostalgia.

At the end of the kitchen, a bright utility room provides practical space, while a private home office offers a tranquil escape, complete with French doors leading to the garden.



Family Bedrooms and Bathroom:

Up the elegant staircase, the spacious layout includes a central bathroom equipped with modern amenities, including a bidet and brass fittings. The two front-facing double bedrooms offer leafy views and convenient hand basins, while the third double bedroom overlooks the gardens and includes custom wardrobes. The serene single nursery also features organized storage and garden views.





Principal Suite:

Spanning the entire west wing, the principal bedroom offers a serene sanctuary with access to a magnificent roof terrace that boasts panoramic views over treetops, the city, and the sea. Inside, the design features a calming Mediterranean influence, with fitted wardrobes leading to an impressive dressing room. The luxurious en suite includes both a whirlpool bath and a walk-in shower, finished with high-end fittings for a spa-like experience.

The Gardens:

Surrounding the home, the gardens provide a peaceful retreat. The front features elegant planting around a spacious south-facing lawn, complemented by a paved area ideal for outdoor seating. The driveway leads to a double garage equipped with power for potential EV charging.

The rear garden is expertly designed for year-round enjoyment, featuring a large paved terrace for outdoor gatherings and a covered veranda. A dedicated fruit and vegetable bed allows for fresh produce right from your garden. Gently rising steps lead to a central seating area and a child-friendly lawn, surrounded by mature shrubs and trees, creating a private oasis rich in seasonal beauty.





Owner's Insight:

"Warm in winter and refreshingly cool in summer, this house has perfectly suited our busy, social lifestyle. With private parking and quick access to schools, parks, and Brighton's vibrant offerings, it's a tranquil retreat just moments from the action."



LOCATION GUIDE

Location Highlights:

Shops: Local options on Matlock Road or Tesco - 1 minute

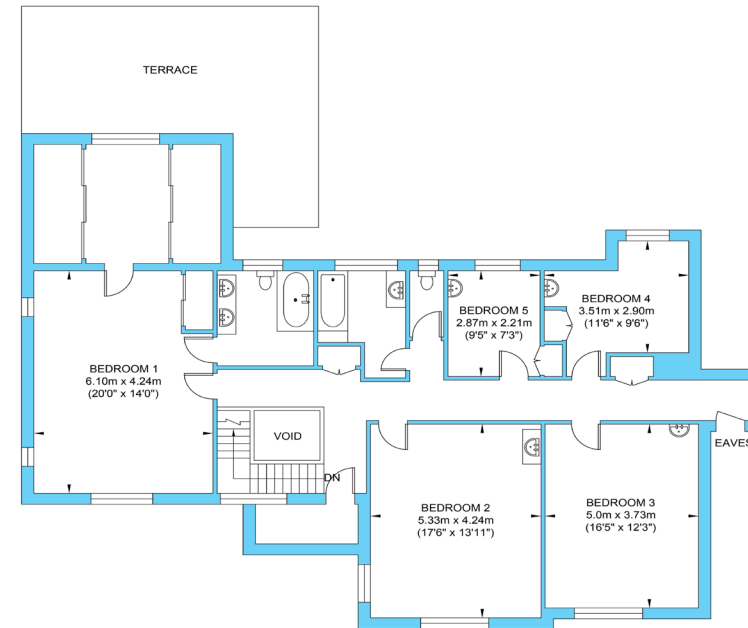
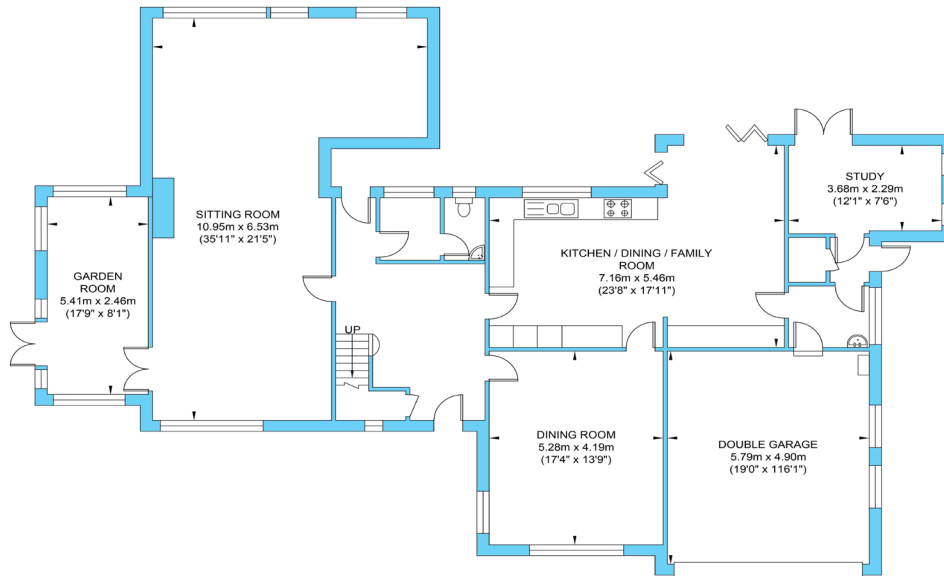
Station: Hove Station - 5 minutes by car, Preston Park - 6 minutes (10 on foot), Brighton - 7 minutes

Seafront/Park: Hove Park - 2 minutes by car, beach - 10 minutes

Hove Park is a desirable neighborhood positioned between the coastal beaches and the expansive trails of South Downs National Park. While the lively city center is just moments away, this tranquil street offers plenty of nearby amenities. Local schools are well-regarded, including a bilingual option, and the area provides access to some of the country's finest private institutions. Hove Park itself boasts a playground, café, and numerous sports facilities, while Hove Recreation Ground offers additional community amenities. With Brighton, Preston Park, and Hove Stations easily accessible by car or bus, commuting to airports and London is straightforward



Woodruff Avenue



Approximate Gross Internal Area = 342 sq m / 3681.25 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.