

Spencer  
& Leigh



136, Woodland Drive, Hove, BN3 6DE



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£4,500 Per Month -

- Attractive detached family home
- Four good size bedrooms
- Impressive living space
- Spacious lounge and open plan kitchen with integrated appliances
- Family bathroom & en-suite facilities
- Well presented interior
- Beautiful garden with hot tub neighbouring copse
- Garage and private driveway
- Available September, unfurnished
- Highly sought after location

This stunning detached family home is located in one of Hove Parks's most sought after roads and is available for occupation from early September. Curb appeal here is at it's best and the striking Mock Tudor features do not disappoint. Upon entering the contemporary glass porch and spacious entrance hall, the accommodation flows into a fabulous lounge with it's very own log burning stove and bi-folds door overlooking the rear garden and the copse beyond. The open plan bespoke fitted kitchen features a useful breakfast bar and benefits from many integrated appliances. This part of the living space makes for a great social hub for family and friends to mix. There is a second reception room on the ground floor which may make a pleasant office space for hybrid home working along with a cloakroom. All four bedrooms are located on the first floor together with the family bathroom. The master bedroom has the use of en-suite facilities. The mature rear garden is stocked with shrubs and trees aiding privacy and has direct access to the neighbouring copse which is ideal for a leisurely walk. There is a hot tub available for us if desired. A private driveway provides off road parking and there is a garage with an electric charging point for those with electric or hybrid vehicles. Solar panels help keep those ever increasing bills to a minimum. All in all, this is a rare opportunity to rent an impressive family home in a premier location. COUNCIL TAX BAND - D. Don't delay, contact Spencer & Leigh to arrange a viewing.





Entrance hall

Kitchen/living/dining room  
11'4"9" x 22'11" x 52'5"13'1"

Bedroom one  
15'11" x 14'4"

Bedroom two  
14'2" x 10'11"

Bedroom three  
13'4" x 10'2"

Bedroom four  
12'4" x 8'1"

Bathroom

En-suite to bedroom one

Study  
14'2" x 10'11"

Downstairs W.C

Garage  
17'11" x 8'8"

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



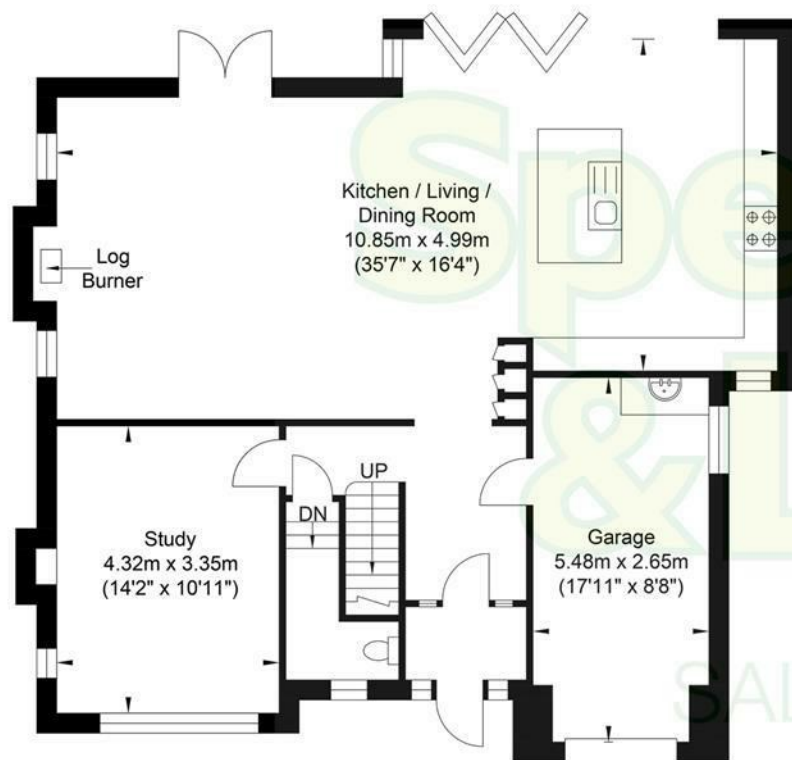
Council:- Brighton & Hove  
Council Tax Band:- G

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	79
England & Wales		EU Directive 2002/91/EC 

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# Woodland Drive



Ground Floor  
Approximate Floor Area  
1073.80 sq ft  
(99.76 sq m)



First Floor  
Approximate Floor Area  
966.81 sq ft  
(89.82 sq m)



Approximate Gross Internal Area = 189.58 sq m / 2040.62 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.