

Spencer
& Leigh



58 Woodland Court, Dyke Road Avenue, Hove, BN3 6DQ

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Guide Price £300,000 - £325,000
Leasehold - Share of Freehold

- Prestigious purpose built development off Dyke Rd Ave
- Two spacious double bedrooms
- Generous Southerly facing living room with views
- Modern fitted kitchen with built in appliances
- White modern bathroom suite
- Separate cloakroom adjacent with white suite
- Useful private basement store room & bike/buggy store
- No ongoing chain
- Share of Freehold
- Exclusive to Spencer & Leigh, viewing recommended

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Woodland Court is a prestigious low rise development situated within a sought after location between Hove Park & Dyke Road Avenue, Hove, with direct access to a Wooded Copse. This lovely apartment is offered for sale with no ongoing chain and the added advantage of a Share in the Freehold along with a long remaining lease term. Unlike many similar buildings Woodland Court features residents only permit parking, one allocated space and a second which operates on a first come first served basis, along with manicured communal gardens and a cycle/buggy store. This particular flat boasts easy access being on the ground floor from the main entrance whilst being elevated to the rear aspect with far reaching Southerly views from the main living room and bedroom. Entering the flat you are greeted with a long hallway housing built in storage cupboards and providing access to the living room with large double glazed windows letting in natural light and lovely open views towards the sea. There is plenty of space for sofas and a dining table and chairs. The kitchen is fitted with modern units with plenty of work top space and built in appliances. Both bedrooms are considered good size double rooms with plenty of built in wardrobe cupboards and storage space. The bathroom and separate cloakroom are equipped with white modern sanitaryware and over bath shower. Worthy of a particular mention is a secure private store room located within the basement of the building. Gas central heating is provided by a modern boiler with radiators and UPVC double glazed windows. Viewing is highly recommended to fully appreciate this well presented apartment which is exclusive to Spencer & Leigh.



Woodland Court is ideally situated for easy access to Brighton mainline railway station, Preston Park railway station, and road networks in and out of the city. There is a selection of shops, parks and cafes nearby along with what are considered to be good schools catering for all age groups.



Communal Entrance

Entrance

Entrance Hallway

Living Room
17'5 x 12'10

Kitchen
8'6 x 8'2

Bedroom
14'9 x 12'10

Bedroom
12'6 x 11'10

Family Bathroom
8'6 x 6'7

Separate Cloakroom W/C

OUTSIDE

Residents Parking

Communal Gardens

Property Information
194 years remaining on the lease
Service Charge - £1,814.40 p/a
Ground Rent - £35.00 p/a
Council Tax Band C: £2,294.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Residents Parking and un-restricted on street parking
Broadband: Standard 13 Mbps, Superfast 44 Mbps & Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

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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Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(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



Dyke Road Avenue



Ground Floor
Approximate Floor Area
836.24 sq ft
(77.69 sq m)



Approximate Gross Internal Area = 77.69 sq m / 836.24 sq ft

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