

Nevill Road

Hove

LEXTONS / SALES
LETTINGS
AUCTIONS
COMMERCIAL



About the property

****GUIDE PRICE £730,000 - £780,000****

A well presented four double bedroom family home situated in the sought after Nevill district of Hove and boasting in excess of 1500 square feet and having access to a private road for parking.

The accommodation has a spacious feel and is well arranged over three floors. The ground floor comprises a generous entrance hallway, a large open plan lounge/dining room in addition to a modern fitted kitchen with access to the utility room. Features include parquet flooring, an open fire and delightful French doors that lead out to the sunny garden.

On the first floor there are three good sized bedrooms. The stunning family bathroom completes this floor with walk in shower and a luxury free standing roll top bath.

On the second floor is the principle bedroom, dressing room and en-suite shower room. A balcony with stunning woodland views makes a perfect place to enjoy both sunsets and sunrises.

To the rear of the property is a raised decking with steps leading down to the lawned garden, a further decked area is to the rear of the property with a gate leading out to a private road where you can park your car.

Nevill road is ideally placed for afternoons in Hove Park, a range of highly regarded schools and the mainline train station. Devils Dyke and the South Downs are within easy reach and the shops, cafes and restaurants of central Hove are only just over a mile away. Easy access can be found to both the A27 and A23 making this an ideal position for those who may need to travel for work.

Nevill Road Hove



4

BEDROOM

1

RECEPTION

2

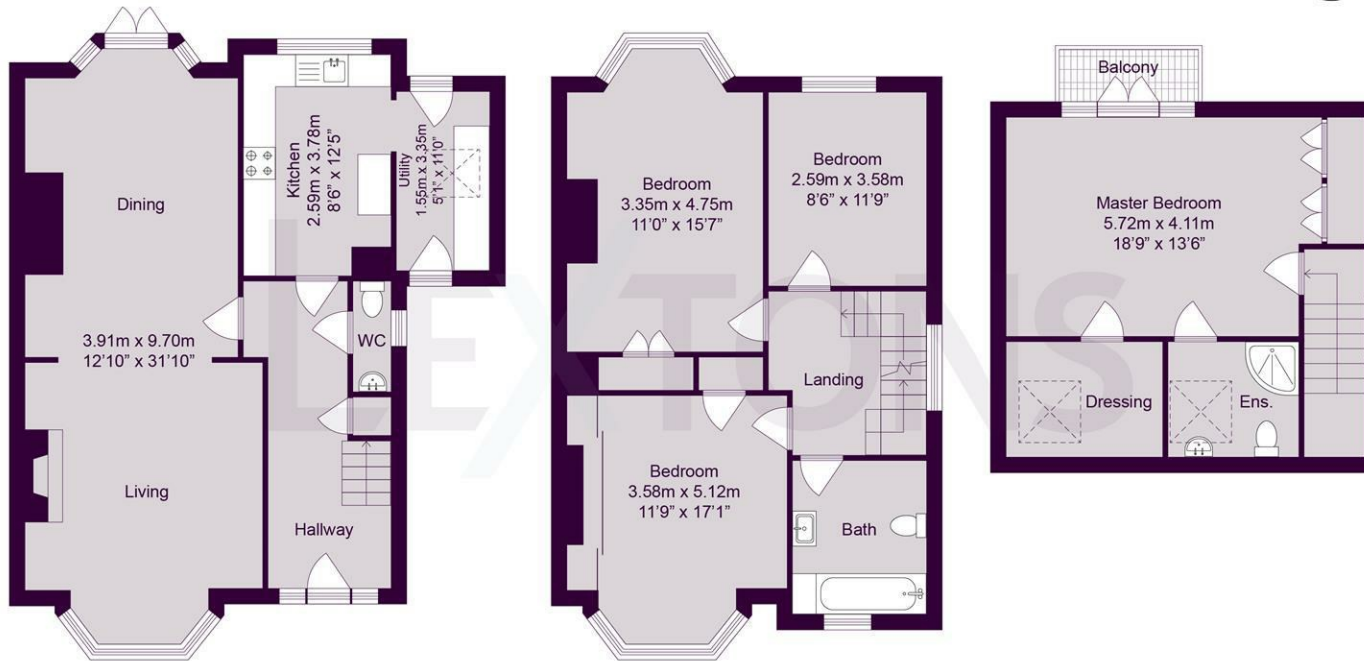
BATHROOM







SCAN HERE TO OFFER ON THIS PROPERTY



Approximate gross Internal floor Area 143.6 sq m/ 1545 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C		66	
(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	