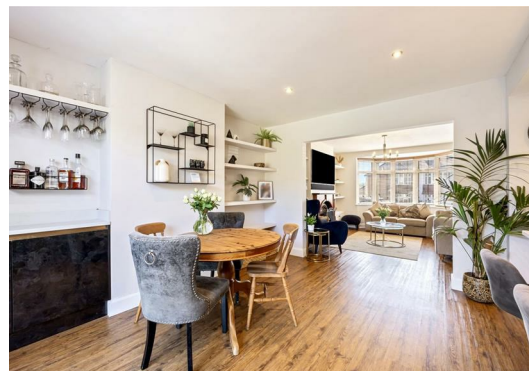


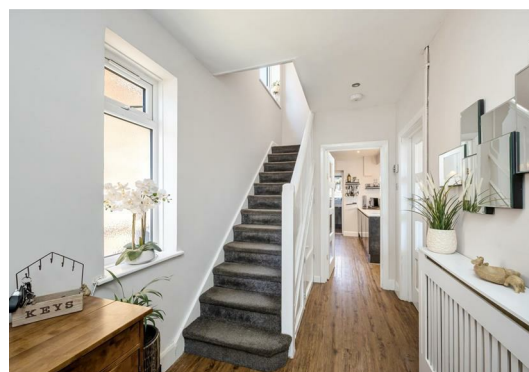
2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



157 Nevill Avenue Hove BN3 7NF

The Weatherill Property Group are pleased to present this EXTENDED 3 STOREY SEMI-DETACHED FAMILY HOME with off street parking to the front, good sized rear garden and a valuable loft conversion, located in Hove's ever popular Nevill area close to good local schools and green spaces.



Offers In The Region Of £700,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over 3 floors, the accommodation within briefly comprises: 5 DOUBLE BEDROOMS, 2 BATHROOMS, GROUND FLOOR CLOAKROOM/WC (THEREFORE A WC ON EACH FLOOR), AN ENTRANCE HALL, A LARGE THROUGH LOUNGE WHICH IS OPEN PLAN TO THE KITCHEN AREA AND ADJACENT UTILITY ROOM.

There is OFF STREET PARKING to the front of the property and a GOOD SIZED REAR GARDEN. The house is considered to be in excellent decorative order throughout, benefits greatly from its located within such a popular residential enclave. There are good local schools including Blatchington Mill and Hove Park Secondary, excellent shopping facilities including Waitrose and local shops and a Flour Pot Bakery, as well as bus routes and plenty of green spaces including Nevill Playing Fields and Hove Park.

- PRICED TO SELL £££££
- 5 DOUBLE BEDROOMS
- 2 BATHROOMS PLUS A GROUND FLOOR CLOAKROOM/WC
- A LARGE THROUGH LOUNGE OPEN PLAN TO THE KITCHEN AREA
- ENTIRELY SEPARATE, VERY USEFUL UTILITY ROOM

EPC

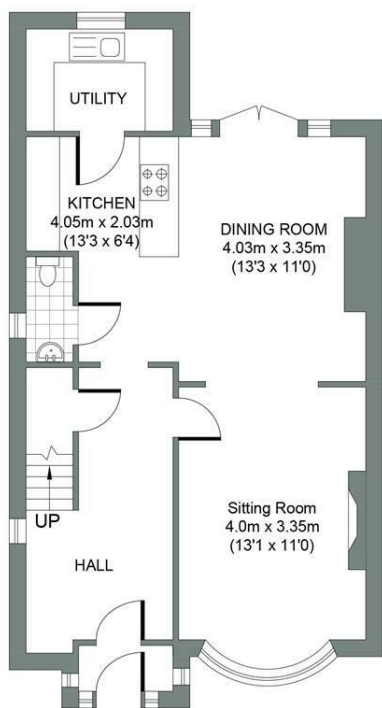
Energy Efficiency Rating

| | Current | Potential |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 44 | 70 |
| England & Wales | | EU Directive 2002/91/EC |

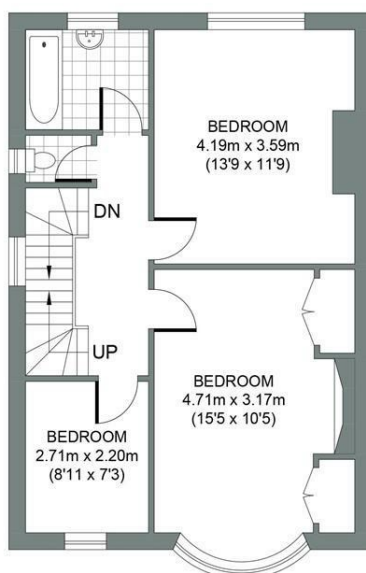


Floor plans

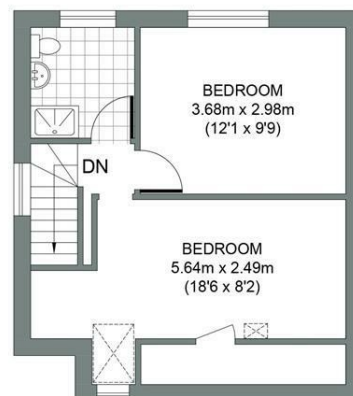
GROUND FLOOR
Approximate Gross Internal Area
55.35 sq m / 595.80 sq ft



FIRST FLOOR
Approximate Gross Internal Area
47.53 sq m / 511.80 sq ft



SECOND FLOOR
Approximate Gross Internal Area
30.52 sq m / 328.40 sq ft



NEVILL AVENUE

Total Area : 133.4m² = 1436.0ft²

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