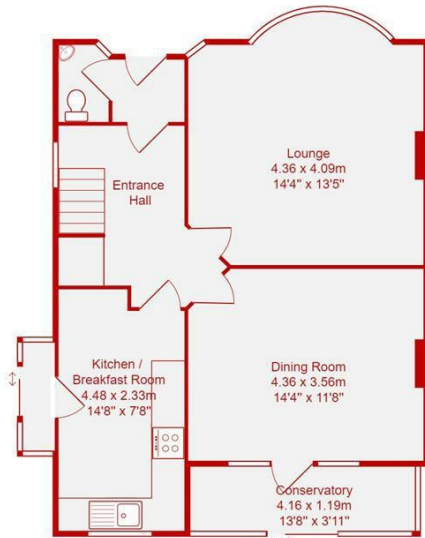




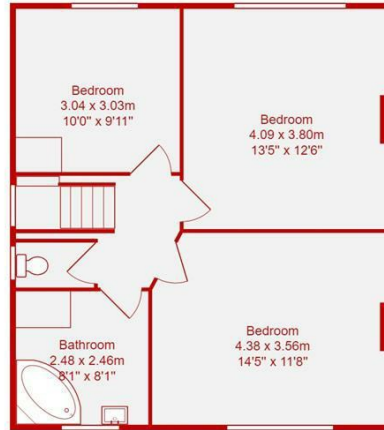
- Three Bedroom Semi-Detached Family Home
- In Need Of Modernisation with Great Potential to Improve and Extend (stp)
- South Facing Rear Garden
- Garage
- Lounge
- Separate Dining Room
- Very Popular Location
- No Onward Chain
- Close To Waitrose & Local Shops
- Must Be Viewed

Nevill Avenue, Hove

Price: £600,000 Freehold



Ground Floor
Area: 62.8 m² ... 676 ft²



First Floor
Area: 53.3 m² ... 574 ft²



Total Area: 116.1 m² ... 1250 ft²

All measurements are approximate and for display purposes only.

Cox & Co are pleased to bring this three-bedroom semi-detached family home to the market. The property requires modernisation throughout, but it is a fantastic blank canvas for anyone looking to create a fantastic family home.

As you enter the property, you are greeted with a spacious hallway, a lounge and a separate dining room, a good-sized kitchen and a separate WC. On the first floor, there are three bedrooms and a family bathroom.

Nevill Avenue has easy access to Old Shoreham Road, and the wealth of shops, bars, and restaurants on Portland Road and Poets Corner are all within easy reach. Hove Park offers abundant outdoor facilities and activities ranging from tennis courts, children's playgrounds and gardens to a café and picnic area.

A Waitrose superstore is easily accessible, and Old Shoreham Road's local shops and amenities are close at hand. A short drive and regular bus services take you into the centre of Brighton and Hove and onto the seafront and promenade.

Aldrington train station is nearby, and Hove station, approximately a mile away, offers convenient mainline routes for commuters to London and Gatwick.

Local schools include Blatchington Mill School, Goldstone Primary School, Hove Park School and Sixth Form Centre, West Hove Infant School, Hove Junior School, The Drive Prep School, and the Bilingual Primary School.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

