



# 25 Nevill Road

Hove BN3 7BP

Asking Price Of £550,000

- CENTRAL LOCATION
- IN NEED OF MODERNISATION
- SECLUDED REAR GARDEN
- THREE GOOD SIZE BEDROOMS

- FAMILY BATHROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM



Whitlock and Heaps are delighted to offer to market this **BEDROOM 3** Radiator, sink with tiled splashback. semi-detached family home offering tremendous potential to extend and refurbish (stnc). The house is situated in this convenient location within walking distance of Hove Park and mainline railway station and easy access to Hove seafront. There are a choice of Schools and frequent bus services are close by.

The property currently has two separate reception rooms and a kitchen on the ground floor with access onto the secluded rear garden. To the first floor are three good size bedrooms and a family bathroom. Outside there is a front garden and detached garage that is accessed via a shared driveway. The property is being sold with no onward chain.

**ENCLOSED ENTRANCE PORCH** Tiled floor.

**ENTRANCE HALL** Stairs to first floor, radiator, wood floor, under stairs storage.

**LIVING ROOM** Bay window, fireplace with original tiled surround and hearth with timber mantle over, radiator.

**DINING ROOM** Original fireplace with tiled surround and hearth, timber mantle, radiator, UPVC double glazed bay and door to garden.

**KITCHEN** Incorporating stainless steel sink unit with drainer, adjacent laminate worksurface with cupboards and drawers under, matching wall cupboards, cooker, pantry, tiled splashback, radiator, door to:-

**CLOAKROOM/UTILITY ROOM** Low level w.c., wash hand basin, UPVC double glazed window, 'Glow Worm' gas fired boiler, door to side.

## FIRST FLOOR

**LANDING** Stained glass window, hatch to loft space, airing cupboard housing hot water cylinder.

**BEDROOM 1** Bay window, gas fire, radiator, sink with tiled splashback.

**BEDROOM 2** Bay window, fireplace, wash hand basin with tiled splashback, three radiators.

**BATHROOM** Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., radiator, part tiled walls.

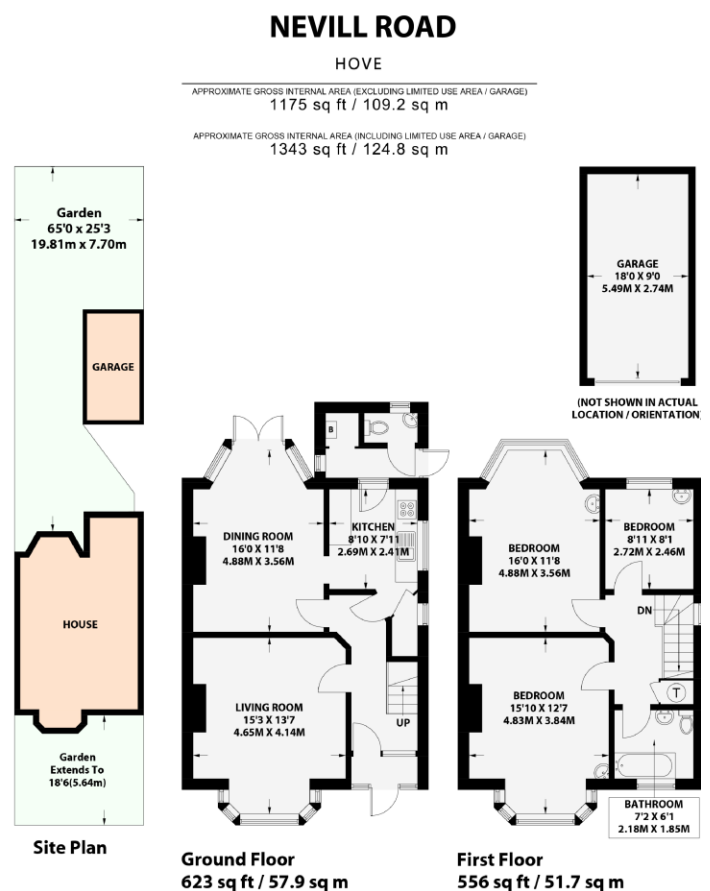
## OUTSIDE

### FRONT GARDEN

### GARAGE

**REAR GARDEN** Laid to lawn with patio area, apple tree and mature shrubs.

**EPC Rating** Current 60D Potential 81B



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, sizes, fittings and data shown is an approximate interpretation for illustrative purposes only.

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### Portslade Branch

48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706



### Hove Branch

65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577

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