



74 Nevill Avenue

Hove BN3 7NA

Asking Price Of £875,000

- STUNNING FAMILY HOME
- FIVE BEDROOMS
- TWO EN-SUITE SHOWER ROOMS
- SPACIOUS FAMILY BATHROOM
- FABULOUS KITCHEN/LIVING ROOM
- SITTING ROOM
- UTILITY/CLOAKROOM
- SOUTH FACING GARDEN

Whitlock and Heaps are delighted to offer to market this fabulous semi detached family home having been skilfully extended and now offering spacious and versatile five bedroom accommodation with two ensuites and a spacious family bathroom with all of the south facing rooms have sea views. A particular feature is the open plan kitchen/living room with bi-fold doors onto the south facing rear garden and a log burner in the living section. There is also a separate full width sitting room which is currently used as a cinema and music room. The stunning secluded mature garden is a delightful space backing onto the allotments, there is also a detached garage with a pitched roof. Situated in this convenient location within the catchment for good local schools and being within easy reach of local amenities, the mainline station and seafront.

ENTRANCE HALL Tiled floor with underfloor heating.

CLOAKROOM/UTILITY Comprising single sink with cupboard under, low level w.c., second wash-hand basin with drainer and mixer tap, adjacent work surface with cupboards under, space for washing machine, two UPVC double glazed windows, 'Vaillant' gas-fired boiler, tiled floor with underfloor heating.

SITTING ROOM UPVC double glazed bay window, second window to side, radiator.

OPEN PLAN KITCHEN/LIVING ROOM Incorporating stainless steel sink unit with drainer and mixer tap, adjacent wooden work surface with cupboards and drawers under, eye-level wall cupboards, 'Belling' range cooker with extractor over, integrated fridge/freezer and dishwasher, island with sink and cupboards under, tiled floor with underfloor heating, two velux windows, bi-fold doors.

LIVING AREA Log burner with tiled hearth, radiator, under stairs storage.

FIRST FLOOR

LANDING Two fitted cupboards one housing the Flowmaster water cylinder, radiator.

BEDROOM 1 South facing with UPVC double glazed window offering sea views, radiator, fitted cupboard.

EN-SUITE SHOWER ROOM Comprising walk-in shower, two circular sink units with cupboard under, low level w.c., heated ladder style towel rail, UPVC double glazed window, part tiled walls, tiled floor.

BEDROOM 2 UPVC double glazed bay window, radiator.

BEDROOM 5 UPVC double glazed window, radiator.

BATHROOM Comprising roll-top bath with mixer tap and telephone style shower attachment, separate shower with tiled surround, sink with unit under, two UPVC double glazed windows, radiator.

TOP FLOOR

BEDROOM 3 UPVC double glazed window, radiator.

EN-SUITE SHOWER Walk-in shower with tiled surround, wash-hand basin, low level w.c., velux window.

BEDROOM 4 Double aspect with UPVC double glazed windows and two velux windows offering sea views, radiator, eaves storage.

OUTSIDE

Off Street Parking to front.

DETACHED GARAGE Power and light, UPVC double glazed window, pitched roof offering additional storage.

REAR GARDEN Backing onto allotments being mainly laid to lawn with mature shrub borders, three separate seating areas, Summerhouse, gate offering side access.

NEVILL AVENUE

HOVE

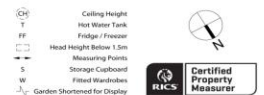
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / INCLUDING GARAGE)
2021 sq ft / 187.8 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / GARAGE)
2091 sq ft / 194.3 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, 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, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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