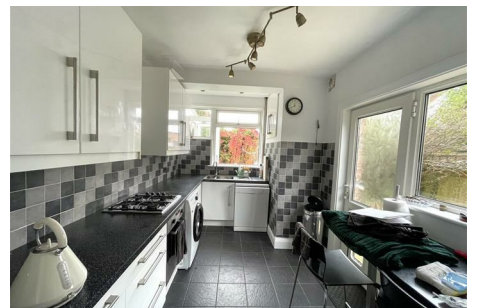




166 Nevill Road, Hove, BN3 7QE

Greenways Property are delighted to present this beautifully extended five-bedroom semi-detached family home, ideally situated on a corner plot in a highly sought-after area of Hove. Arranged over three floors, the property blends period charm with modern living and offers generous, versatile accommodation throughout.

The ground floor features a bright open-plan living and dining area with a character fireplace, a fitted kitchen, and a conservatory opening onto the south-facing garden. Upstairs are five well-proportioned bedrooms, including a bay-fronted principal bedroom and a rear bedroom with access to a private balcony.

Externally, the home benefits from its corner position, providing additional privacy, a private driveway, a brick-built garage, and a mature garden. Conveniently located near Hove Park, excellent schools, and a range of local amenities.

Guide price £735,000

166 Nevill Road, Hove, BN3 7QE



- Spacious five-bedroom semi-detached family home on a corner plot
- Driveway and brick-built garage with side access
- Bright open-plan living and dining area
- Southerly aspect rear garden with patio
- Principal bedroom with bay window and balcony
- Great Hove location, close to Hove Park

Entrance Hall

17'2 x 6'4 (5.23m x 1.93m)

Covered porch leading to a double glazed front door into the entrance hall. Exposed wooden flooring, stairs rising to the first floor, radiator, under-stairs storage cupboard, and window to the side.

Living Room

16'1 x 12'10 (4.90m x 3.91m)

A superb open-plan living space featuring a double glazed bay window overlooking Nevill Road, exposed period fireplace, sanded wooden floorboards, radiator, and TV aerial point.

Dining Room

14'7 x 10'11 (4.45m x 3.33m)

Continuation of the sanded wooden floorboards, radiator, and double glazed sliding patio doors leading through to the conservatory.

Conservatory

10'10 x 10'4 (3.30m x 3.15m)

A bright, southerly-aspect conservatory with glazing to two sides, wood laminate flooring, power, lighting, and radiator. Double glazed doors open onto the patio and rear garden.

Kitchen

14'5 x 8'2 (4.39m x 2.49m)

Fitted with a range of wall and base units, tiled splashbacks, and rolled-top work surfaces. Stainless steel sink with mixer tap, four-ring gas hob, and space for appliances. Features include a breakfast bar area, double glazed window overlooking the rear garden, and a side door providing external access.

Separate WC

Separate W/C comprising hand wash basin, tiled floor and walls, push-button flush, and double glazed window to the side.

First Floor Landing

Westerly-aspect double glazed window to the side, doors to all first-floor rooms, and stairs rising to the second floor.

Bedroom One

16'11 x 12'10 (5.16m x 3.91m)

Double glazed bay window overlooking Nevill Road, exposed wooden floorboards, and radiator.

Bedroom Two

14'11 x 11'1 (4.55m x 3.38m)

Southerly-aspect double bedroom with sliding patio doors leading to a private balcony. Exposed wooden flooring and radiator.

Balcony

20'10 x 3'7 (6.35m x 1.09m)

Southerly-aspect balcony with tiled flooring and views over the rear garden. Accessed from bedroom one

Bedroom Three

12' x 8'3 (3.66m x 2.51m)

Southerly-aspect double glazed window overlooking the balcony and rear garden, radiator.

Bathroom

7'7 x 6'3 (2.31m x 1.91m)

Double glazed window overlooking Nevill Road, large corner bath with shower over and mixer taps, wash basin with mixer tap, low-level WC, extractor fan, part-tiled walls, tiled floor, and radiator.

Second Floor Landing

Westerly-aspect Velux window to the side, eaves storage cupboard, and doors to all second-floor rooms.

Bedroom Four

15'6 x 12'2 max (4.72m x 3.71m max)

Two southerly-aspect Velux windows offering distant sea views, access to loft area, deep storage cupboard, and additional eaves storage.

Bedroom Five

10'7 x 7'7 (3.23m x 2.31m)

Two Velux windows with far-reaching views over the Downs and Hove Park. Radiator and eaves storage.

Shower Room

5'4 x 4'9 (1.63m x 1.45m)

Velux window offering views towards the Downs and Hove Park.

White suite comprising corner shower cubicle, pedestal hand basin, low-level WC, part-tiled walls, tiled floor, and ceiling downlighters.

Garage and Drive

19'1 x 11'0 (5.82m x 3.35m)

Brick-built garage with window, up-and-over door, and access from Nevill Gardens via double gates. Driveway providing off-street parking.

Front and Side Gardens

Mature shrub borders and side patio area. Gate access from Nevill Gardens, external storage cupboard with shelving and housing for the Vaillant boiler. Additional storage area with door to the kitchen.

Rear Garden

45' x 27' (13.72m x 8.23m)

Southerly-aspect rear garden enclosed by wall borders, patio area extending to the side, and gated access.

Other Information

Tenure: Freehold

Parking: Driveway and Garage

Local Authority: Brighton and Hove

Council Tax Band: E



Directions

From Hove Station, head north along Goldstone Villas and make your way through the residential streets towards Nevill Road. The walk takes you through quiet neighbourhood roads and gentle inclines. Continue along Nevill Road until you reach number 166 on the right-hand side. The route is straightforward and takes around twenty minutes on foot or five minutes by car.

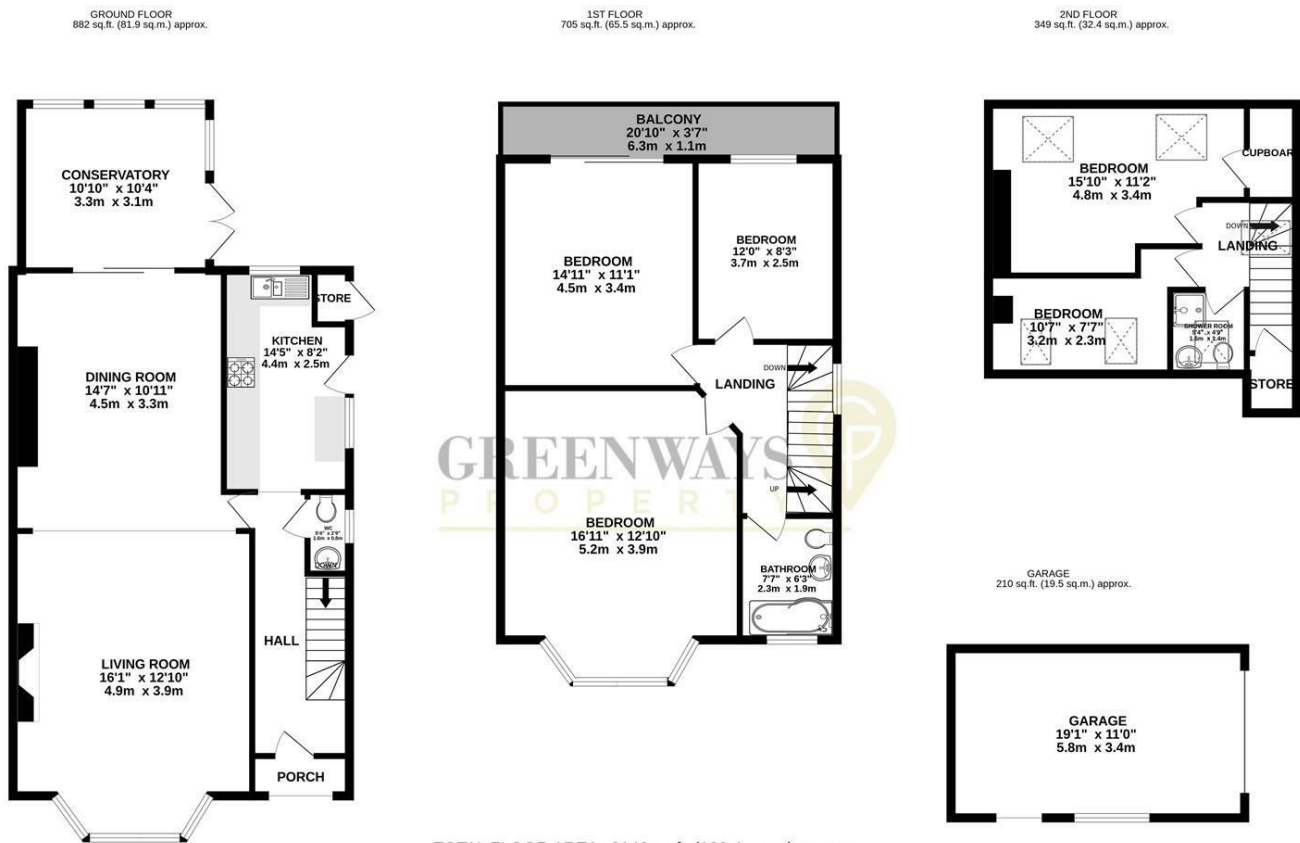
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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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		
England & Wales		EU Directive 2002/91/EC