



**139 Nevill Avenue  
Hove  
BN3 7NE**

Weatherills are delighted to present this well proportioned semi-detached family home, offering generous accommodation throughout. Features include off street parking to the front, a level lawned rear garden and the all important family sized eat-in kitchen. Ideally situated within the heart of Hove's sought after Nevill area, the property is also conveniently close to a range of highly regarded local schools.



**Offers In The Region Of £600,000 Freehold**



- AN IMPRESSIVE SEMI DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- 2 LARGE RECEPTION ROOMS
- FAMILY SIZED OPEN PLAN 'EAT IN' KITCHEN
- OFF STREET PARKING FOR AT LEAST 2 CARS TO THE FRONT
- GOOD SIZED LEVEL LAWNED REAR GARDEN

## Viewing

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

## Agents Notes

Arranged over two floors, the accommodation briefly comprises: three double bedrooms, a family bathroom with a white suite, a ground floor cloakroom/WC, an entrance porch, a ground floor reception hallway, two spacious reception rooms, and a generous family sized kitchen/diner.

Externally, the property benefits from off street parking to the front, a garage that has been cleverly converted into a studio/gym, and a good sized level rear garden laid mainly to lawn.

The house is presented in excellent decorative order throughout and offers a well balanced layout, gas central heating, ample storage, and delightful open views from the rear first floor windows. Ideally situated in the heart of Hove's sought after Nevill area, the property is close to highly regarded local schools, excellent shopping facilities, cafés, and open green spaces.

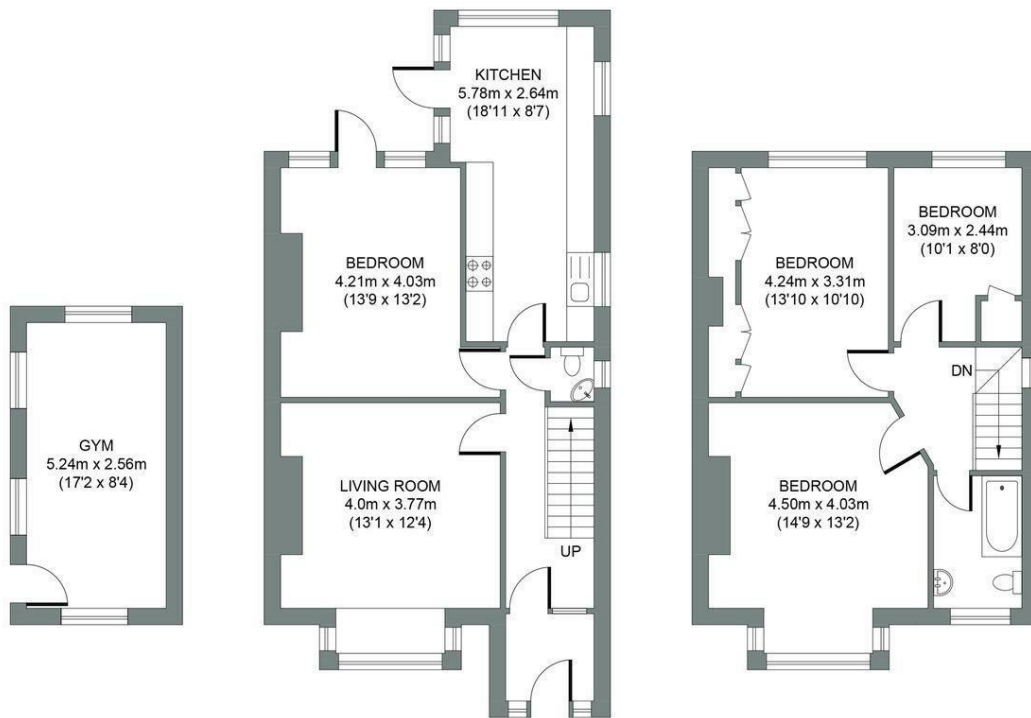
## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Floor plans

OUTBUILDING	GROUND FLOOR	FIRST FLOOR
Approximate Gross Internal Area 13.41 sq m / 144.34 sq ft	Approximate Gross Internal Area 57.71 sq m / 621.18 sq ft	Approximate Gross Internal Area 48.11 sq m / 517.85 sq ft



NEVILL AVENUE

Total Area (Excluding Outbuilding): 105.82m<sup>2</sup> = 1139.03ft<sup>2</sup>

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