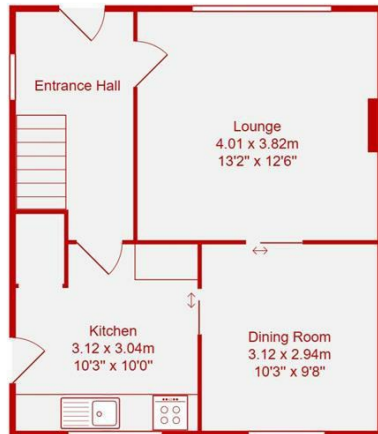




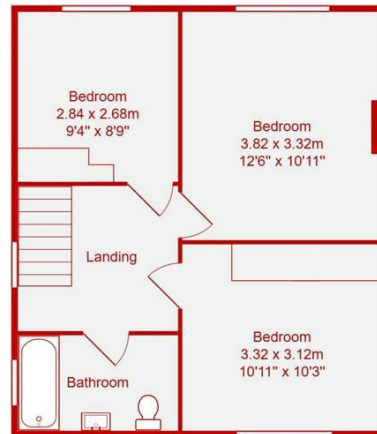
- Semi-Detached House
- Quiet Cul-De-Sac Location
- Popular Residential Location
- Good Size Lounge
- Potential To Improve & Extend (STP)
- Three Bedrooms
- No Onward Chain
- The Property Requires Modernisation
- Kitchen
- Rear Garden With Side Access

## Nutley Close, Hove

Price: £400,000 Freehold



**Ground Floor**  
Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>



**First Floor**  
Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>



**Total Area: 86.0 m<sup>2</sup> ... 926 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

Nutley Close is a quiet residential cul-de-sac located in the popular Hangleton area of West Hove, offering a family-friendly setting with a strong sense of community. The position is particularly appealing for buyers seeking a balance of peaceful surroundings and everyday convenience.

The area is well served by a number of highly regarded local schools, including Hangleton Primary School, West Blatchington Primary & Nursery School, and King's School, Hove, making it an ideal choice for families. King's School, Hove, is a well-established secondary school serving the local BN3 area with modern facilities and a growing reputation.

For everyday amenities, residents benefit from easy access to local shopping facilities along Boundary Road in nearby Portslade, offering a range of independent shops, cafés, supermarkets and essential services. Larger retail options, including supermarkets and additional high street brands, can also be found within a short drive.

Transport links are excellent, with regular bus services providing direct routes into Brighton & Hove city centre and surrounding areas. Portslade mainline railway station is within easy reach, offering convenient connections to London and the South Coast, making the location attractive for commuters. Additionally, the A27 and A23 are easily accessible, providing straightforward road links across Sussex and beyond.

Overall, Nutley Close offers a well-connected yet peaceful setting, ideally suited to families, professionals and anyone looking to enjoy a popular residential area close to both the coast and the city.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 83        |
| (69-80) C                                   |  | 72                      |           |
| (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 |           |

