



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
BN3 5TD

01273 00 99 66  
coxandcohomes.co.uk



- Stunning Five Bedroom Semi-Detached Family Home
- Garage & Additional Parking
- Separate Lounge
- High Quality Wooden Flooring Throughout The Ground Floor
- Only 1.1 Miles From Hove Mainline Railway Station
- Picturesque Landscaped Rear Garden
- Open Plan Kitchen & Family Room
- Downstairs Office Or Guest Bedroom
- Excellent Public Transport Links
- Potential To Extend (STP)

## Nevill Avenue, Hove

Price: £800,000 Freehold



Nevill Avenue is a highly regarded residential location in Hove, popular with families and commuters alike thanks to its excellent transport links, well-regarded schools, and easy access to local amenities.

The property is ideally situated approximately 1.1 miles from Hove mainline railway station, providing regular direct services to London, Gatwick, and Brighton, making it an excellent choice for those commuting further afield. The area is also exceptionally well served by public transport, with the frequent 3X bus service offering convenient links across Hove, Brighton, and the surrounding areas.

Families are particularly drawn to the location for its proximity to several highly regarded local schools, while nearby parks and green spaces offer plenty of opportunities for outdoor recreation. A wide range of shops, cafés, supermarkets, and everyday amenities can be found within easy reach, with both Hove city centre and the seafront easily accessible.

Combining excellent connectivity with a strong community feel, Nevill Avenue remains one of Hove's most sought-after residential addresses.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	