



154 Nevill Avenue

Hove BN3 7NH

Asking Price Of £850,000

- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN, DINING & LIVING SPACE
- SEPARATE SITTING ROOM
- THREE DOUBLE BEDROOMS
- BALCONY
- FAMILY BATHROOM
- GROUND FLOOR BEDROOM 4
- ENSUITE SHOWER ROOM

A beautifully presented detached family home offering spacious and versatile accommodation, featuring an excellent open-plan kitchen, living and dining area that enjoys views over the south facing garden, alongside a separate sitting room for more formal relaxation. The first floor comprises three generous double bedrooms and a modern family bathroom, while the ground floor benefits from a fourth bedroom with its own ensuite, ideal for guests or multi generational living. Externally, the property boasts a private driveway and a standout south facing garden with both a decked entertaining area and lawn.

Ideally situated in a convenient location close to the Waitrose, Hove Park and the A27, as well as local amenities including The Grenadier. The property also falls within the catchment area for highly regarded schools, with Hove seafront and the mainline station both within easy reach.

ENTRANCE HALL Tiled floor, radiator, storage cupboard.

CLOAKROOM Comprising sink, low level w.c., double glazed window, tiled floor.

SITTING ROOM UPVC double glazed bay window, radiator, wood floor.

KITCHEN, LIVING AND DINING SPACE

KITCHEN Incorporating sink with drainer and mixer tap, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, five ring ceramic hob with extractor over, eye level double oven, space for fridge/freezer, plumbing for washing machine and dishwasher, tiled floor, 'Vaillant' gas fired boiler, breakfast bar, UPVC window, door to side.

DINING AREA Wood floor, radiator.

LIVING AREA Two UPVC double glazed windows overlooking the garden, two radiators, French doors to garden.

BEDROOM 4 Two velux windows, radiator.

ENSUITE BATHROOM Comprising tiled panelled bath with mixer tap and shower over, sink, low level w.c., UPVC double glazed window, tiled walls and floor, ladder style towel rail.

FIRST FLOOR

LANDING Stained glass window, hatch to loft space, floorboards.

BEDROOM 1 Fitted double wardrobes, floorboards, radiator, door to:

BALCONY South facing.

BEDROOM 2 UPVC double glazed bay window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM Comprising separate walk in shower, freestanding bath, sink, low level w.c., tiled walls and floor, UPVC double glazed window, heated ladder style towel rail.

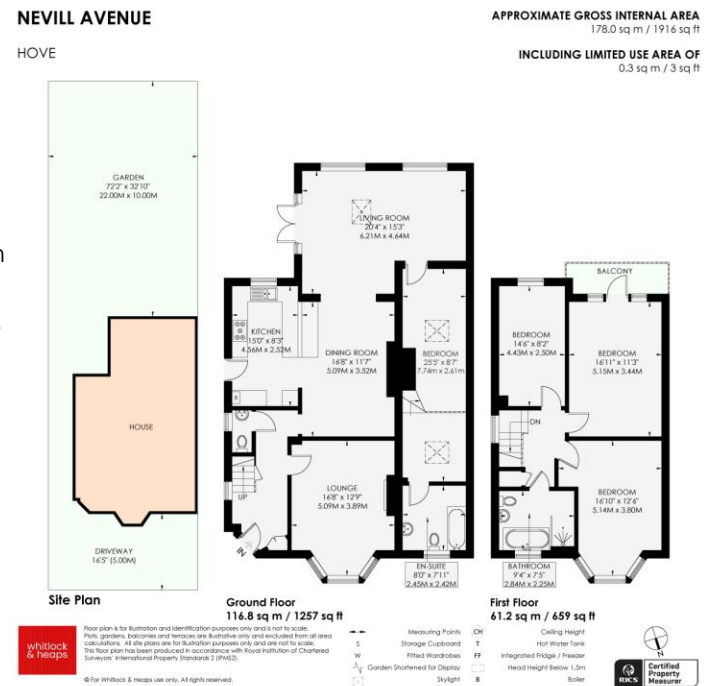
OUTSIDE

PRIVATE DRIVE

SOUTH FACING GARDEN Raised area of decking, lawned section with flower borders.

Council Tax Band E (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
 01273 778577



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