



## Nevill Way, Hove



Offers In Excess Of  
£645,000  
Freehold

- A SPACIOUS THREE BEDROOM SEMI DETACHED RESIDENCE
- LANDSCAPED REAR GARDEN
- UNDER FLOOR HEATING IN THE BATHROOM
- SEPARATE KITCHEN
- IDEAL FAMILY HOME
- OFF ROAD PARKING
- POTENTIAL TO EXTEND STN/PC
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION

Robert Luff & Co are delighted to offer to market this spacious three bedroom semi-detached residence situated in the ever popular Nevill Way. Spanning over 1258 sqft this family home is located in the heart of Hove and benefits from being in close proximity to Hove park, Nevill rec, Hove station and highly rated Schools including Hove Park and Blatchington Mill.

The accommodation within the property is arranged over two floors and briefly comprises three bedrooms, fitted bathroom, separate kitchen, living/dining area and conservatory with direct access to the landscaped rear garden. Also benefiting from off road parking and potential to extend STN/PC.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Lounge/Diner 31'1 x 12'8 (9.47m x 3.86m)

Kitchen 14'5 x 8 (4.39m x 2.44m)

Conservatory 14'5 x 8 (4.39m x 2.44m)

Ground Floor WC

Stairs to First Floor

Bedroom One 16'10 x 12'8 (5.13m x 3.86m)

Bedroom Two 14'10 x 10'11 (4.52m x 3.33m)

Bedroom Three 11'9 x 8 (3.58m x 2.44m)

Bathroom

### AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX BAND: E

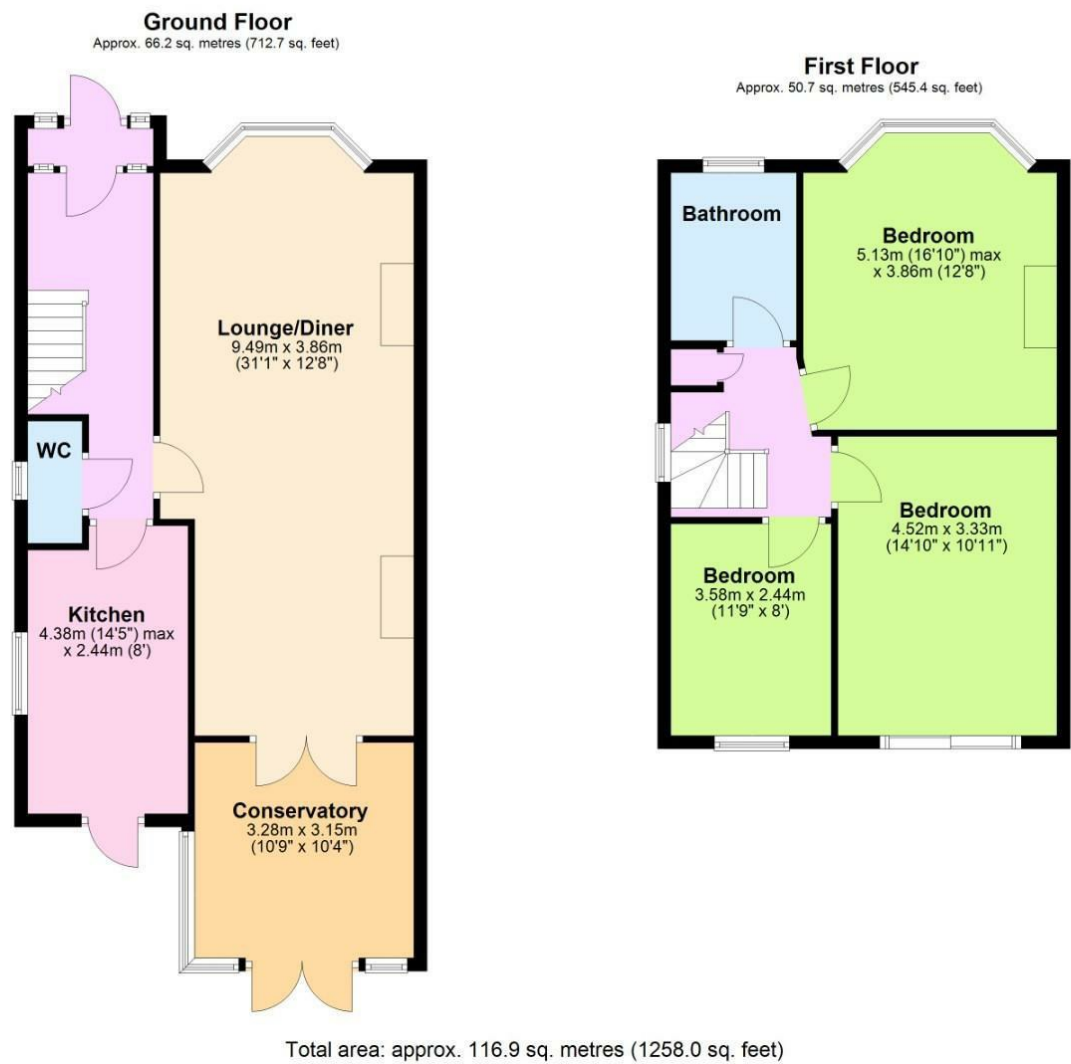
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.