



Nevill Avenue, Hove, BN3 7NG
£680,000



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A truly delightful three-bedroom semi-detached house, positioned in this popular road, close to a range of local amenities. The property has been recently renovated to an excellent standard and benefits from off-road parking, a generous landscaped rear garden, a handy gated bike storage area to the side, and an impressive open plan kitchen/living/dining space.





Further Information

The property is approached via a driveway providing parking for multiple vehicles, leading to an attractive wooden porch. Internally, the accommodation comprises a wide entrance hall with a stained glass window, downstairs cloakroom, utility room/study, and a stunning open plan living/dining/kitchen area featuring a bay window to the front and a beautifully finished modern kitchen with large bi-fold doors opening directly onto the rear garden. To the first floor, there are three well-proportioned bedrooms and a family bathroom. The rear garden has been thoughtfully landscaped with patio, decking and lawned areas, along with useful side access and bike storage area. The property is beautifully presented throughout and would make an excellent family home. Early internal viewing is highly recommended.

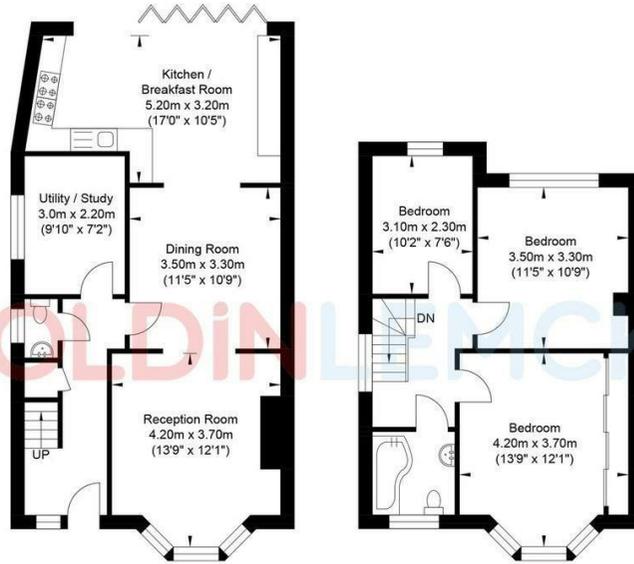
Nevill Avenue is a well-established road in Hove, positioned close to a good range of everyday amenities. Boundary Road and Portland Road are both within easy reach, offering a variety of independent shops, cafés and useful local services. Hove seafront is also accessible, while Hove and Portslade stations provide convenient links into Brighton, London and beyond. The area is well served by local bus routes and is a practical, well-connected spot for day-to-day living.



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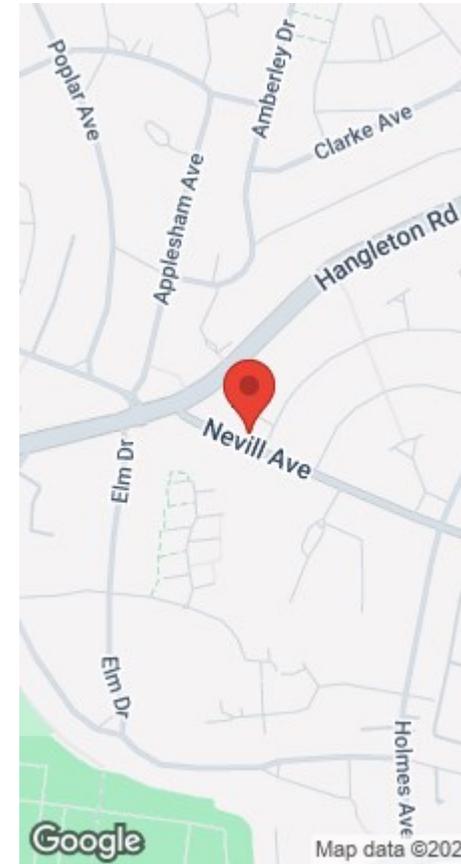
Ground Floor
Approximate Floor Area
633.34 sq ft
(58.84 sq m)

First Floor
Approximate Floor Area
456.60 sq ft
(42.42 sq m)



Approximate Gross Internal Area = 101.26 sq m / 1089.94 sq ft

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	77
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.