



## 149 Nevill Road Hove BN3 7QE

Weatherills are delighted to offer this well proportioned semi-detached family home, set within Hove's highly sought after Nevill area. The property benefits from a generous rear garden, garage, garden room, and useful rear access via neighbouring Woodland Drive. Ideally located close to Hove Park, this home combines excellent space with a popular and convenient setting.



**Offers In The Region Of £700,000 Freehold**



## Viewing

Call us on 01273 322766 or  
email us: sales@wpgsussex.co.uk

## Agents Notes

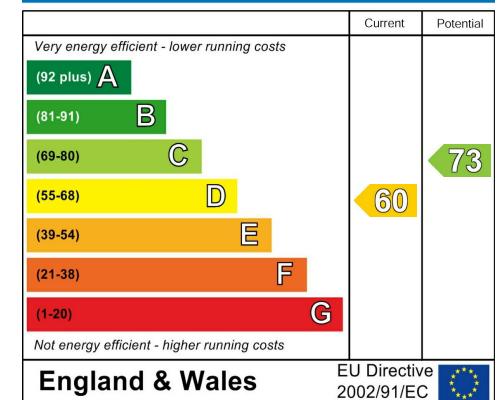
Arranged over two floors, the accommodation briefly comprises three double bedrooms, a family bathroom, a ground floor cloakroom/WC, a spacious lounge, separate dining room, well equipped kitchen and a conservatory.



- AN IMPRESSIVE SEMI-DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- 2 GOOD SIZED RECEPTION ROOMS
- A MODERN WELL EQUIPPED KITCHEN
- A CONSERVATORY
- BATHROOM AND GROUND FLOOR CLOAKROOM/WC

## EPC

### Energy Efficiency Rating



### England & Wales



## Floor plans

### GROUND FLOOR

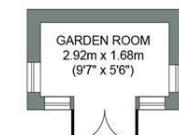
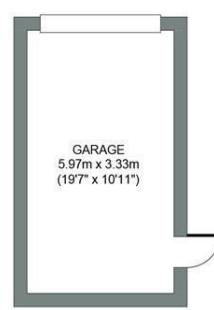
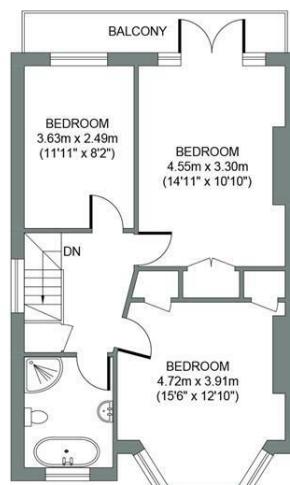
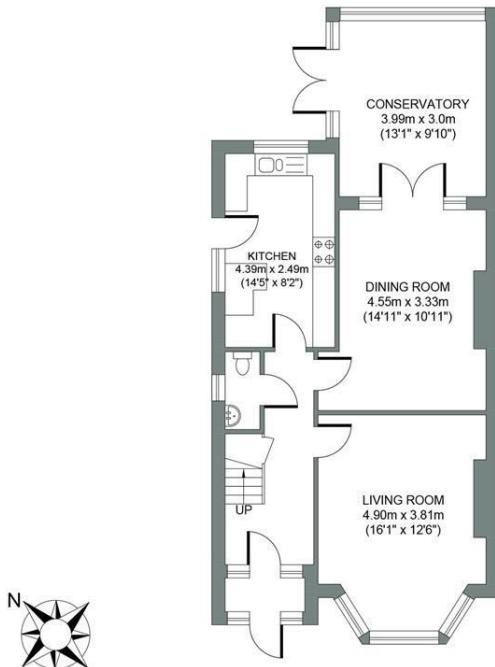
Approximate Gross Internal Area  
70.5 sq m / 759.0 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
53.9 sq m / 580.0 sq ft

### OUTBUILDINGS

Approximate Gross Internal Area  
24.8 sq m / 267.0 sq ft



NEVILL ROAD

Total Area (Including Outbuildings) : 149.2m<sup>2</sup> = 1636.0ft<sup>2</sup>

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