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WEATHERILL
Property Group
Your Property Matters

12 Balmoral Court Nevill Road Hove
BN3 7QP

Weatherills are proud to present this exceptional opportunity for first time buyers or discerning investors, offered in the form of a well designed purpose built flat with no onward chain. The property enjoys the added benefit of access to a well maintained communal outdoor area and is superbly positioned within half a mile of the picturesque Hove Park, set in the highly sought after Nevill area of Hove.

Offers In The Region Of £230,000 Leasehold - Share of

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Agents Notes

The flat is approached via a very neat and tidy communal hallway, creating an excellent first impression. Once inside there is a spacious reception hallway, a double bedroom, a bathroom, then a large open plan kitchen and living space creating a delightful warm living environment.

In terms of outside space, there is a communal garden to the rear of Balmoral Court frequently used during the warm months by the residents. There is FREE OFF STREET PARKING to the front and rear of the building and the flat is offered for sale with NO ONWARD CHAIN. Balmoral Court is located in Hove's very popular Nevill Road with its easy access to the A27 and A23 as well as lovely open spaces, Blatchington Windmill, good local schools and shops including a Waitrose. There are further shops and cafes nearby including a Flour Pot Bakery in Hangleton Road.

- A REALLY WELL PRESENTED AND GOOD SIZED ONE BEDROOM FLAT
- A VERY LARGE OPEN PLAN KITCHEN AND LIVING SPACE
- A BATHROOM WITH A WHITE SUITE
- OFF ROAD PARKING TO THE FRONT AND REAR OF THE BUILDING

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		
(69-80) **C**		77
(55-68) **D**	72	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC
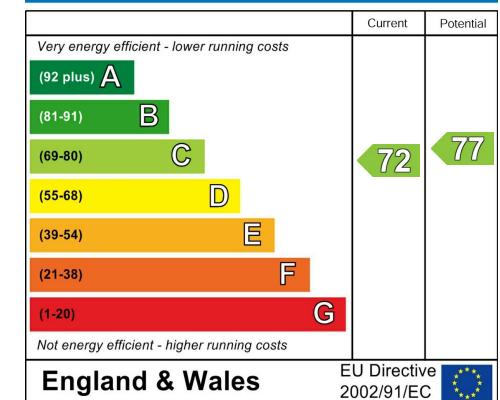
Floor plans

LOWER GROUND FLOOR
Approximate Gross Internal Area
53.16 sq m / 572.21 sq ft

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KITCHEN /
DINING ROOM
4.29m x 3.37m
(14'0 x 11'0)

BEDROOM
4.68m x 2.57m
(15'4 x 8'5)

SITTING ROOM
4.40m x 3.35m
(14'5 x 10'11)

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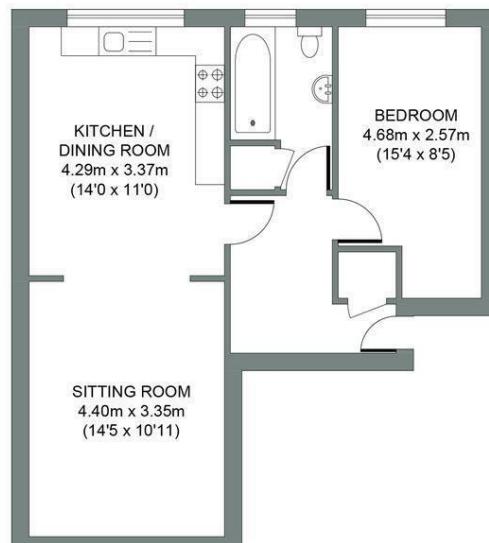
NEVILL ROAD

Total Area : 53.16m² = 572.21ft²

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