

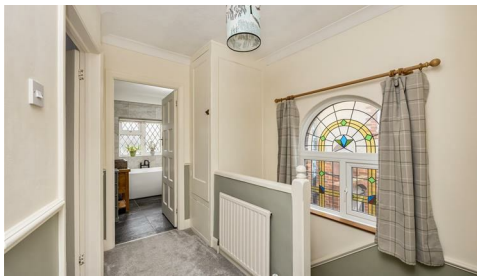


**149 Nevill Road
Hove
BN3 7QE**

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 **COMPLETE WITH GARDEN ROOM / CABIN , GARAGE** and rear access via neighbouring Woodland Drive. Ideally located close to Hove Park & WAITROSE



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.

Externally, the property offers a front garden, a generous rear garden featuring a garden room, and a large garage. The home is presented in very good decorative order throughout and is ideally positioned close to Hove Park, a range of well regarded schools, Waitrose, and excellent transport links.

- AN IMPRESSIVE SEMI-DETACHED FAMILY HOME complete with GARDEN office / CABIN
- 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

73

60

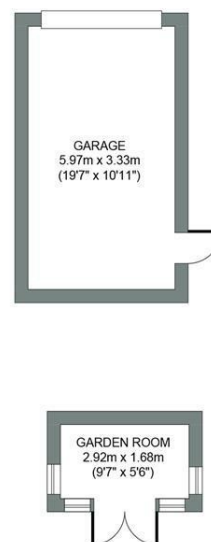
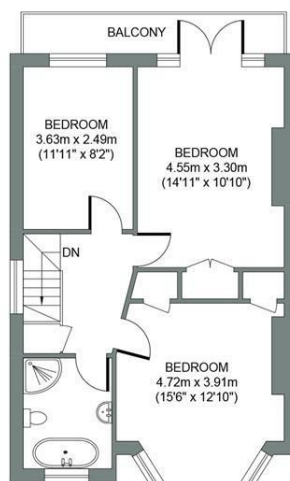
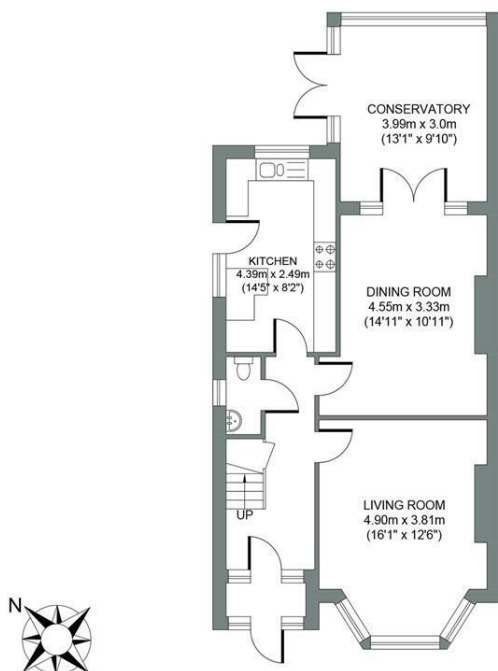


Floor plans

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) : 149.2m² = 1636.0ft²

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