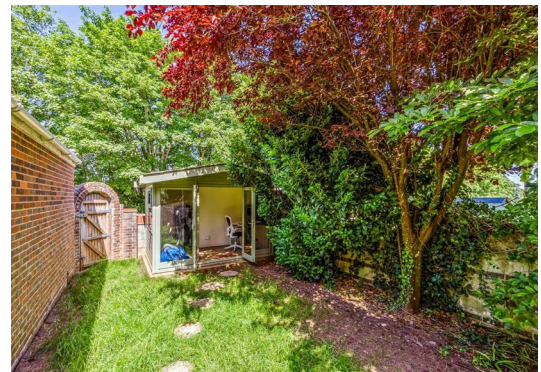
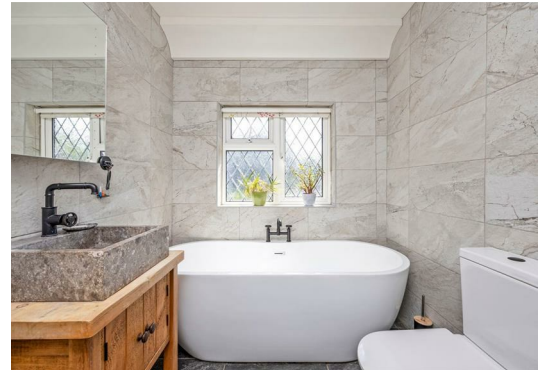


2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



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 £675,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



- 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

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.

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

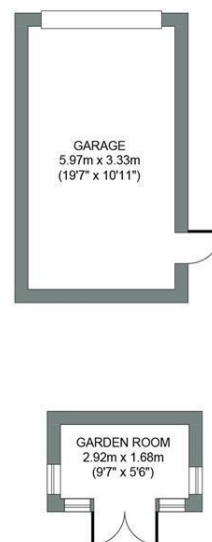
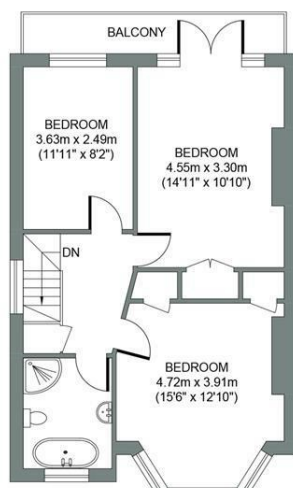
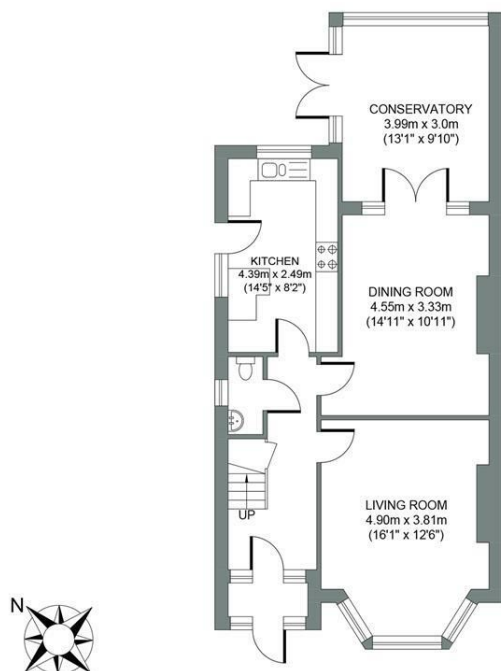


Floor plans

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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