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Company Registration No: 11397540



## 56 Nevill Avenue Hove BN3 7NA

The Weatherill Property Group are very pleased to present this substantial semi-detached family home with benefits including a BEAUTIFUL SOUTH FACING REAR GARDEN that backs onto the neighbouring allotments, a garage, off street parking, sea views and being located close to Hove Park in the popular Nevill area of Hove.



### Offers In The Region Of £750,000 Freehold

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)





## Viewing

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

## Agents Notes

The accommodation within briefly comprises: 4 DOUBLE BEDROOMS, 2 BATHROOMS INCLUDING AN EN SUITE, 2 ADDITIONAL SEPARATE W.C'S, A RECEPTION HALLWAY, A DINING ROOM, A LARGE SOUTH FACING LOUNGE, A KITCHEN AND AN ADJACENT CONSERVATORY.

In terms of outside space, there is OFF STREET PARKING to the front of the property, a garage and a FABULOUS SOUTH FACING REAR GARDEN. The house is considered to be in very good order throughout, has gas central heating and double glazing, generous room sizes, good storage and is located close to numerous good schools, green spaces including Hove Park and Nevill Playing Fields, excellent local shopping facilities and cafes including a Flour Pot Bakery.

- IMPRESSIVE SPACIOUS AND VERSATILE SEMI DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- 2 BATHROOMS INCLUDING AN EN SUITE
- 2 ADDITIONAL SEPARATE W.C'S
- 2 LARGE RECEPTION ROOMS
- A GARAGE AND OFF STREET PARKING

## EPC

### Energy Efficiency Rating

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



## Floor plans

### GROUND FLOOR

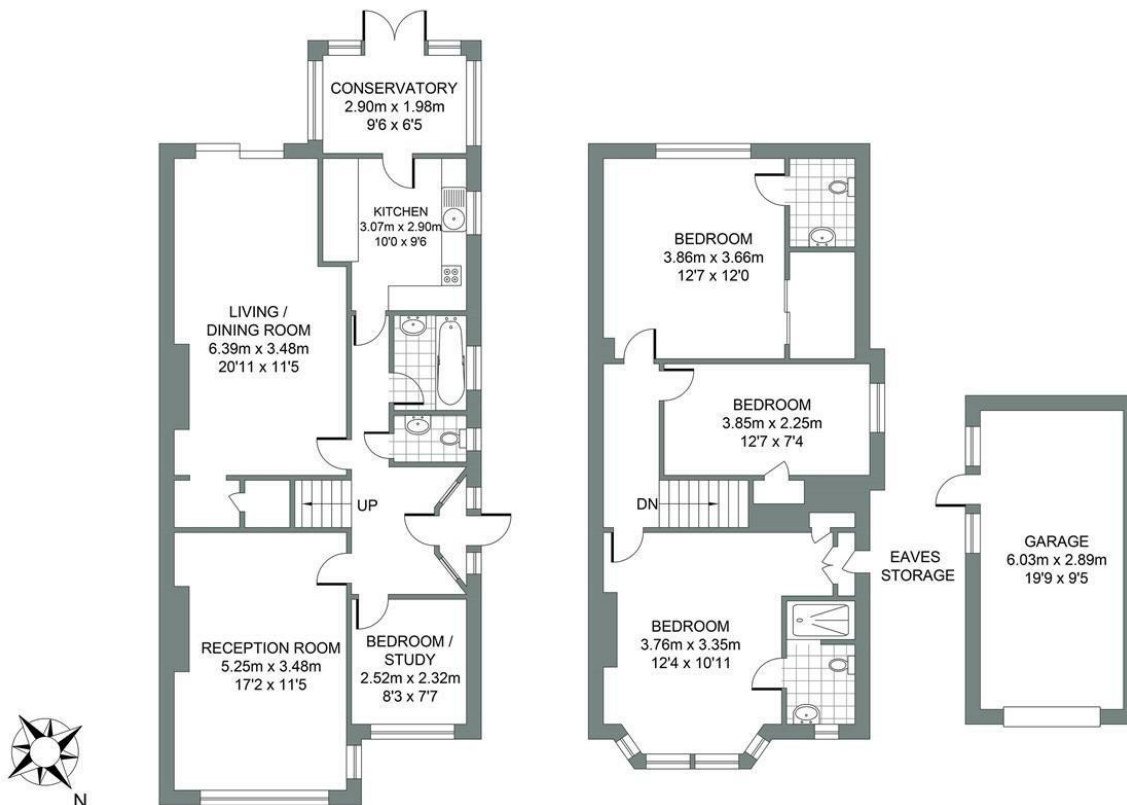
Approximate Gross Internal Area  
78.0 sq m / 839.58 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
60.12 sq m / 647.12 sq ft

### GARAGE

Approximate Gross Internal Area  
17.43 sq m / 187.61 sq ft



NEVILL AVENUE

Total Area : 155.55m<sup>2</sup> = 1674.32ft<sup>2</sup>

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