



120 Nevill Avenue
Hove, BN3 7ND

£795,000



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AN INDIVIDUALLY DESIGNED, EXTENDED SPACIOUS FAMILY HOME IN FAVOURED LOCATION.

Spanning over 2000 sq meters, situated in Nevill Avenue between Nevill Road and Holmes Avenue. Buses pass by providing access to most parts of town and mainline railway stations with their commuter links to London. Hove station is located a 1.1 miles away. Hove Park is just over half a mile away with its tennis courts, café & children's playground. Waitrose superstore is also close by as is the Brighton & Hove Greyhound Stadium. The property is also well situated to access local facilities, doctors, dentist and popular schools.

SIDE ENTRANCE

FRONT DOOR

ENTRANCE HALLWAY

CLOAK ROOM W.C

LOUNGE
16'3 x 11'11 (4.95m x 3.63m)

OPEN PLAN RECEPTION ROOM
15'3 x 11'10 (4.65m x 3.61m)

SNUG AREA
10'4 x 5'0 (3.15m x 1.52m)

DINING AREA
15'9 x 7'6 (4.80m x 2.29m)

KITCHEN
8'1 x 7'8 (2.46m x 2.34m)

STUDY/BED THREE
12'6 x 7'8 (3.81m x 2.34m)





STAIRS

FIRST FLOOR LANDING

BEDROOM ONE

13'0 x 10'11 (3.96m x 3.33m)

EN-SUITE SHOWER ROOM

7'3 x 5'6 (2.21m x 1.68m)

BEDROOM TWO

15'11 x 11'0 (4.85m x 3.35m)

BEDROOM FOUR

10'2 x 5'7 (3.10m x 1.70m)

BATH/UTILITY ROOM

10'8 x 5' min (3.25m x 1.52m min)

STAIRS

SECOND FLOOR LANDING

BEDROOM FIVE

15'8 x 8'5 (4.78m x 2.57m)

BEDROOM SIX

8'10 x 8'2 (2.69m x 2.49m)

OUTSIDE

FRONT GARDEN

SHARED DRIVEWAY

GARAGE

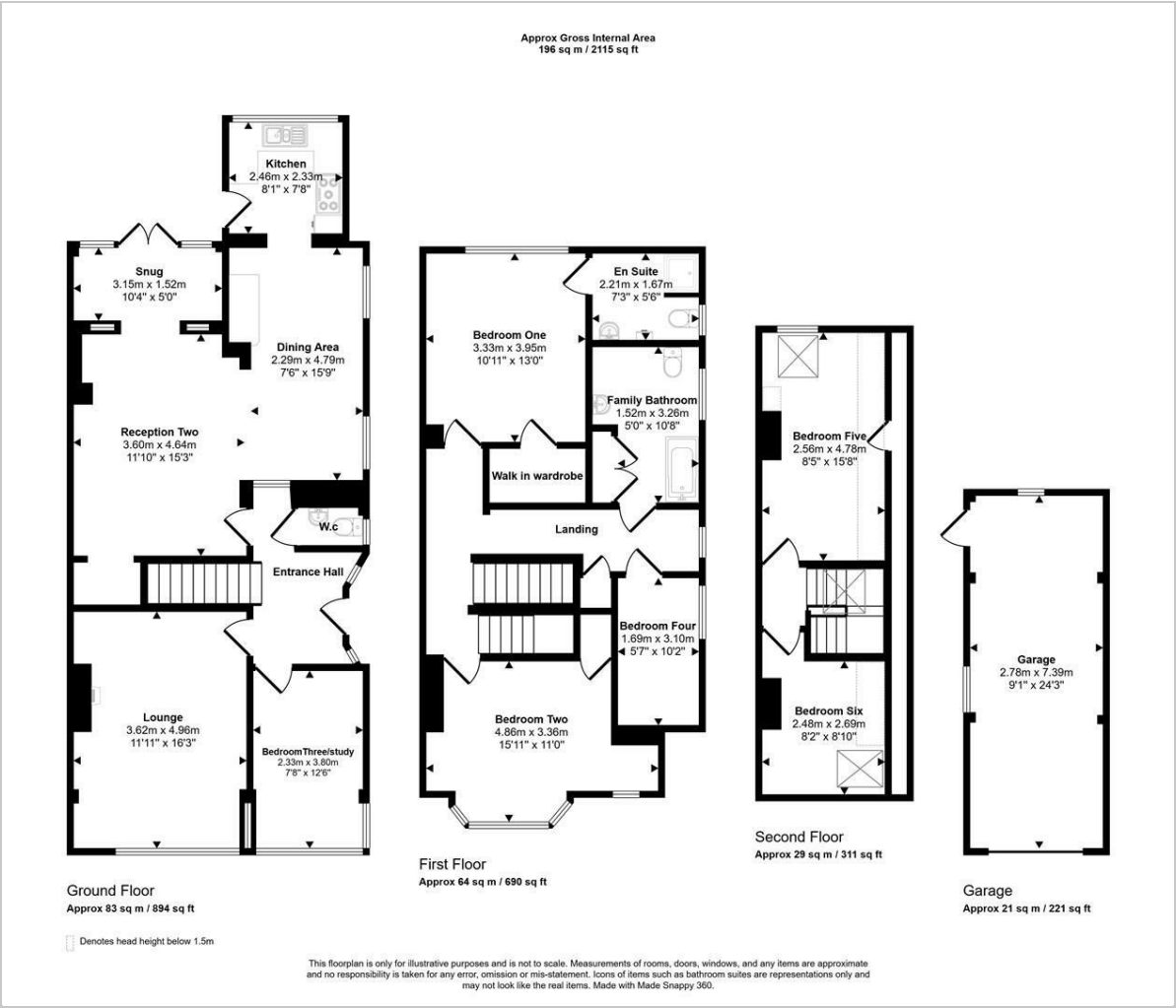
27'6 x 9'7 (8.38m x 2.92m)

REAR GARDEN

in excess of 80' in length (in excess of 24.38m in length)

COUNCIL TAX BAND E

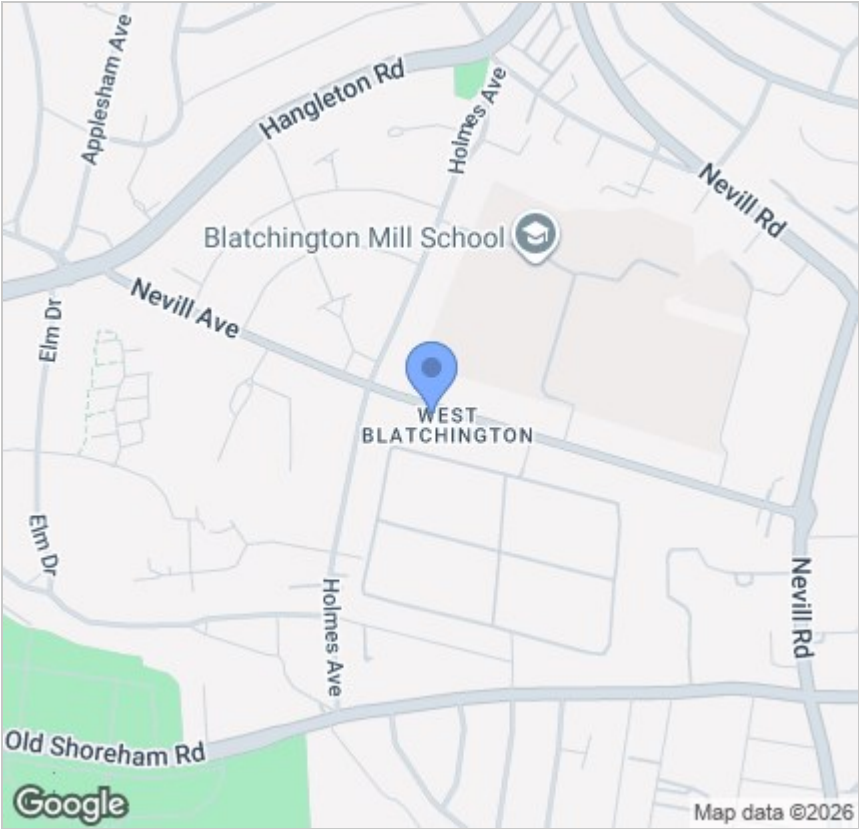
Floor Plan



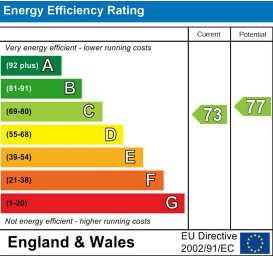
Viewing

Please contact our Hove Office on 01273 721061 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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