

# 149 Nevill Road Hove BN3 7QE

Guide Price Of £700,000 - £725,000

- DELIGHTFUL FAMILY HOME
- THREE BEDROOMS
- BATHROOM
- KITCHEN

- LIVING ROOM
- DINING ROOM
- CONSERVATORY
- FRONT AND REAR GARDEN



01273 778577 whitlockandheaps.co.uk

Whitlock and Heaps are delighted to offer to market this delightful three-bedroom semi-detached family home that is presented in excellent decorative order throughout with spacious ground floor living accommodation featuring two separate reception rooms and a conservatory that leads onto FRONT GARDEN Tiered and landscaped. the secluded rear garden. Outside there is a separate home office/gym and detached garage.

Situated in this convenient location with easy access onto the A27/23. Waitrose superstore is within a few minutes' walk along with Hove Park and Hove seafront and City Centre are both within easy reach.

## ENCLOSED ENTRANCE PORCH

ENTRANCE HALL Engineered wood floor, radiator, understairs storage.

**CLOAKROOM** Comprising wash hand basin with cupboard under, low level w.c, tiled walls, UPVC double glazed window, heated ladder style towel rail.

KITCHEN Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, double oven and microwave, dishwasher, space for fridge/freezer, plumbing for washing machine, 'W orcester' gas fired boiler, UPVC double glazed window and door to garden.

LIVING ROOM Open fireplace with tiled insert and timber mantle over, UPVC double glazed bay window, radiator.

**DINING ROOM** Engineered wood floor, radiator, French doors to:

**CONSERVATORY** Part brick built, tiled floor, radiator, door to garden.

### FIRST FLOOR

Portslade Branch

01273 422706

LANDING Hatch to loft space with pull down loft ladder, fitted cupboard, UPVC double glazed window, radiator.

BEDROOM 1 Fitted double cupboard, radiator, French doors to:

**BALCONY** Space for table and chairs.

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BEDROOM 2 Two fitted cupboards, UPVC double glazed bay window, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**BATHROOM** Contemporary suite comprising freestanding bath with mixer tap, separate walk-in shower, wash hand basin, low

PROTECTED

level w.c, tiled walls and floor, heated ladder style towel rail, UPVC double glazed window.

### OUTSIDE

**REAR GARDEN** Raised paved patio with steps leading to second patio area and lawn.

HOME OFFICE/GYM With power.

**GARAGE** Up and over door, power and light, door to side.

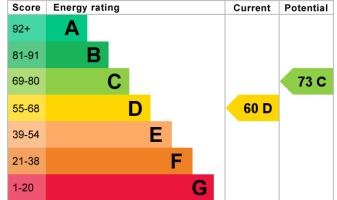
#### Freehold

Council Tax Band D (taken from www.brighton-

#### hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.





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