



# 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



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 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, 'Worcester' 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

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.

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

OUTSIDE

FRONT GARDEN Tiered and landscaped.

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](http://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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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