



## 11 NEVILL AVENUE HOVE, BN3 7NB

FREEHOLD

Superb semi-detached house with off street parking, garage and garden room. This lovely family home benefits from good sized rooms and plenty of natural light to create a real sense of space throughout. The well presented accommodation comprises; three bedrooms, family bathroom, south facing lounge opening into the dining room, separate kitchen and useful utility room. There is off street parking for multiple cars and a delightful rear garden, a good size allowing for plenty of sun throughout the day. The garden room with heating, power and lighting offers multiple options, currently used as an office. There is potential to extend the property on the ground floor, first floor and into the loft (subject to consents) if so desired.

This sought after location, moments from Hove Park offers easy access to plenty of local amenities including, shops, cafes and a range of popular primary and secondary schools. Waitrose superstore is a short walk away. Bus services provide access to surrounding area including the City Centre whist Hove mainline station offer regular and direct links to London.

**Nicholas  
James**

SALES LETTINGS AUCTIONS













Nevill Avenue

Total Area: 118.9 m<sup>2</sup> ... 1280 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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