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Nevill Avenue

Hove BN3 7NB

Price: £750,000

- THREE/FOUR BEDROOMS
- NEW BATHROOM AND ENSUITE SHOWER ROOM
- MODERN KITCHEN AND UTILITY
- STUDY/BEDROOM 4
- CLOAKROOM
- LIVING ROOM
- SITTING/DINING ROOM
- GARDENS ON THREE SIDES
- BRICK BUILT GARAGE
- PRESENTED IN EXCELLENT ORDER

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This rarely available family home has been tastefully updated by the present owners and is positioned on a corner plot benefiting from gardens on three sides which are a particular feature of the property. To the rear is a larger than average brick built double garage which has potential for conversion (stnc). The delightful 3/4 bedroom accommodation features a modern kitchen and newly fitted ensuite shower room and family bathroom with two separate reception rooms both with working fireplaces. The versatile accommodation also has a study/bedroom 4 to the ground floor with a utility room and cloakroom.

ENTRANCE PORCH UPVC double glazed door.

ENTRANCE HALL Solid oak floor, radiator, stairs to first floor.

CLOAKROOM Comprising low level w.c, wash hand basin, UPVC double glazed window, heated ladder style towel rail.

KITCHEN Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent wooden worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob, electric oven, space for fridge/freezer and plumbing for slimline dishwasher, tiled splashback, UPVC double glazed window and door to garden.

UTILITY ROOM Incorporating stainless steel sink with mixer tap, laminate worksurface, appliance space, wall cupboards, tall cupboard housing 'Worcester' gas fired boiler, UPVC double glaze barn style door to garden.

SITTING ROOM South facing. Open fireplace with timber mantle over, UPVC double glazed window, radiator, solid oak floor.

LIVING/DINING ROOM Log burner, solid oak floor, two radiators, understairs storage, sliding patio door to garden.

STUDY/BEDROOM 4 South facing. UPVC double glazed window, solid oak floor, radiator.

FIRST FLOOR

LANDING Hatch to loft space, fitted cupboard.

BEDROOM 1 Range of fitted wardrobes, UPVC double glazed window, radiator.

ENSUITE SHOWER ROOM Comprising walk in shower with tiled surround, pedestal wash hand basin, low level w.c, heated ladder style towel rail, UPVC double glazed window.

BEDROOM 2 South facing. UPVC double glazed bay window with sea view, fitted wardrobe, radiator.

BEDROOM 3 UPVC double glazed window, fitted double

wardrobe, radiator.

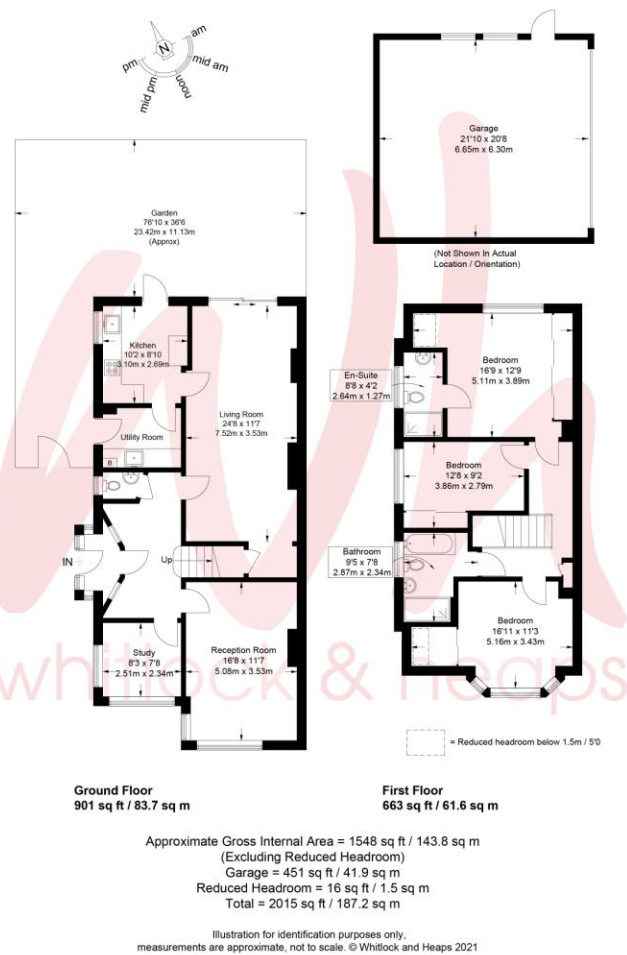
BATHROOM White suite comprising panelled bath with mixer tap and telephone style shower attachment, separate walk in shower with tiled surround, pedestal wash hand basin, low level w.c, tall radiator, part tiled walls, UPVC double glazed window.

OUTSIDE

GARAGE Approached via double gates with parking in front. Brick built with electric roller shutter door, larger than an average double garage with work area and additional head height. Power and UPVC double glazed windows and door to garden.

FRONT AND SIDE GARDENS Laid to lawn with shrub borders, side gate to rear garden.

REAR GARDEN Mainly laid to lawn with shrub borders, two paved patios, gate to rear.



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