



45 Nevill Avenue, Hove BN3 7NB

Asking Price Of £900,000

- STUNNING FAMILY HOME
- SKILLFULLY EXTENDED AND BEAUTIFULLY PRESENTED
- FIVE DOUBLE BEDROOMS
- FAMILY BATHROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- SEPARATE SITTING ROOM
- STUDY

Whitlock and Heaps are delighted to offer to market this truly stunning family home that has been skilfully extended and updated over recent years offering uncompromised living accommodation. To the ground floor all rooms feed off the good size entrance hall with the separate sitting room and study being at the front of the house. The feature room of the property is the stunning open plan kitchen/living room with sliding patio doors leading directly onto the well established rear garden backing onto fields. To the first and top floor are the five double bedrooms with the being an ensuite shower room to the master bedroom and a separate family bathroom. The house is approached via a shared driveway with off street parking for three vehicles to the front.

ENTRANCE HALL Exposed wood floor, Stained glass windows, radiator.

CLOAKROOM Comprising low level w.c., wash-hand basin, part tiled walls, UPVC double glazed window, tiled floor.

KITCHEN/LIVING ROOM Kitchen area: Incorporating sink with mixer tap, adjacent work surface with range of cupboards and drawers under, pull-out larder full height drawer, 2 'Aeg' integrated ovens and microwave, 'Aeg' coffee machine, 4-ring induction hob with extractor, integrated dishwasher, space for fridge/freezer, Utility area with space for washing machine and tumble dryer, 'Vaillant' gas-fired boiler.

Engineered wood floor, four radiators, fitted cupboard, three velux windows, sliding patio doors.

SITTING ROOM UPVC double glazed window, exposed floor boards, two radiators.

STUDY UPVC double glazed window, radiator.

FIRST FLOOR

LANDING Stairs to top floor.

BEDROOM 1 UPVC double glazed window, radiator, exposed wood floor.

EN-SUITE Comprising walk-in shower, wash-hand basin, low level w.c., part tiled walls, tiled floor.

BEDROOM 2 UPVC double glazed window, radiator, fitted cupboard.

BEDROOM 4 UPVC double glazed window, exposed floorboards, radiator.

BATHROOM Comprising tiled panelled bath, separate walk-in shower, wash-hand basin, low level w.c., heated ladder style towel rail, tiled floor, part tiled walls, UPVC double glazed window.

TOP FLOOR

LANDING

SEPARATE W.C. Wash-hand basin with unit under, low level w.c., tiled floor.

BEDROOM 3 UPVC double glazed window, radiator.

BEDROOM 5 Two velux windows, fitted cupboard, radiator.

OUTSIDE

OFF STREET PARKING FOR THREE VEHICLES

REAR GARDEN Fully enclosed, backing onto fields, mainly laid to lawn with well established borders, gate offering side access, paved patio, shed.

NEVILL AVENUE

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1767 sq ft / 164.2 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1830 sq ft / 170.1 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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