



Guide Price
£755,000
Freehold

Nevill Road, Hove

- LARGE SEMI DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- EXTENDED KITCHEN / LOUNGE / DINER
- GARAGE
- SWIMMING POOL, JACUZZI
- POTENTIAL TO EXTEND STAMP AND HOME GYM/OFFICE
- NO CHAIN

Guide Price: £755,000 - £780,000

Robert Luff & Co are delighted to offer to market this outstanding, recently renovated four bedroom semi-detached residence situated in the ever popular Nevill Road. Spanning over 1600 sqft this family home is located in the heart of Hove and benefits from being in close proximity to Hove park, Nevill rec, Hove station and highly rated Schools including Hove Park and Blatchington Mill.

The accommodation within the property is arranged over two floors and briefly comprises four double bedrooms, one modern fitted bathroom, open plan kitchen/living area with direct access to the landscaped rear garden. Also benefiting from garage, swimming pool, jacuzzi and home Gym/Office.

T: 01273 921133 E:
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Karndean tiled flooring, under stairs storage cupboard wall mounted radiator, with doors leading to;

Open Planned Kitchen / Lounge / Diner 22'01 x 19'07 (6.73m x 5.97m)

Kitchen: Karndean tiled flooring, mixture of base and wall units, built in dishwasher, fridge freezer, washing machine, induction hob with extractor overhead, double oven, inset spot lights, double glazed window to side

Lounge / Diner: Karndean tiled flooring, wall mounted radiators, bi-folding doors leading to rear garden, sky light, log burner, inset spotlights,

Bedroom 4 / Separate Living Room 16'20 x 12'20 (4.88m x 3.66m)

Karndean tiled flooring, wall mounted radiator, fireplace, picture rail, bay window with double glazed UPVC windows, two built in storage cupboards, inset spotlights

Ground Floor WC

WC, vanity sink, double glazed window, wall mounted radiator

Stairs Leading To First Floor

First Floor Landing

Carpet flooring, storage cupboard over stairs housing boiler, loft access and doors leading to;

Bedroom One 17'15 x 12'03 (5.18m x 3.73m)

Carpet flooring, bay window with double glazed UPVC windows facing rear, picture rail, central down light

Bedroom Two 16'87 x 12'76 (4.88m x 3.66m)

Carpet flooring, bay window with double glazed UPVC windows, picture rail, central down light, built in storage

Bedroom Three 10'90 x 8'29 (3.05m x 2.44m)

Carpet flooring, bay window with double glazed UPVC windows facing rear, picture rail, central down light

Family Bathroom 7'11 x 6'38 (2.41m x 1.83m)

Tiled flooring, bath with overhead shower, WC, vanity sink, heated towel rail x2, UPVC double glazed window, extractor fan

Garden

Large South / West facing garden with laid to lawn garden, raised decked area which includes large swimming pool and jacuzzi and access to home gym / office and garage

Home Gym / Office

Double glazed windows with double doors, power

Garage

Private road access, pitched roof, power, roller door

Agents Notes

Council Tax Band: D

EPC: TBC

28 Blatchington Road, Hove, East Sussex, BN3 3YU

T: 01273 921133 E:

www.robertluff.co.uk



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk

Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.