













## 25 Nevill Avenue

Hove, BN3 7NB

## Asking price £600,000 - £625,000

Located in a well-regarded residential area, this generously proportioned three-bedroom semi-detached home offers an excellent opportunity for families or buyers seeking a property with great potential to modernise, and benefits from a private garage, off-road parking and a substantial rear garden.

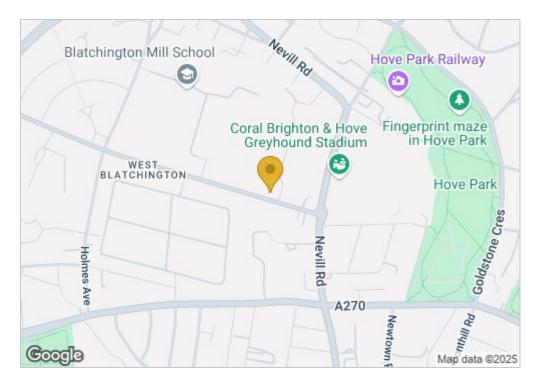
The ground floor features a flexible and well-laid-out living space. A bright and airy open-plan dining area extends seamlessly to the rear garden, ideal for entertaining or family meals, while a separate cosy front-facing living room provides a more private retreat. The separate kitchen offers plenty of storage and worktop space. Practical additions on the ground floor include a convenient downstairs W/C and a separate utility room.

Upstairs, the property comprises three generously sized bedrooms, two of which feature built-in storage, as well as a family bathroom—all well-suited to the demands of modern family life.

The standout feature is the expansive, lawned rear garden, a perfect setting for outdoor dining or relaxing in the sunshine. To the rear of the property, a detached garage offers secure storage or private off-street parking, with access via a shared driveway.

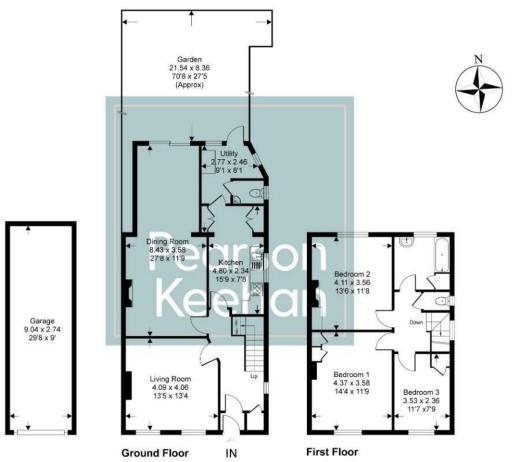
Ideally positioned in a sought-after residential area, this property benefits from convenient access to a wide range of local amenities, excellent transport links to the city centre, and easy reach of Hove Railway Station. Situated within the catchment area for several highly regarded primary and secondary schools, it presents an ideal choice for families seeking both comfort and connectivity.





## Neville Avenue, BN3

Approximate Gross Internal Area = 126.9 sq m / 1366 sq ft Approximate Garage Internal Area = 24.8 sq m / 267 sq ft Approximate Total Internal Area = 151.7 sq m / 1633 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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