



7 Nevill Court Nevill Road

Hove, BN3 7BS

Offers In The Region Of £240,000



A GROUND FLOOR FLAT IN A PURPOSE BUILT BLOCK IN CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated in Nevill Road between Nevill Avenue and Woodland Drive with local shopping facilities available at Waitrose Superstore and further shopping at the nearby Hove town centre. Bus service passes by providing access to most parts of town, including the mainline railway stations with their commuter links to London. The property is well situated for local schools and Hove Park. Hove railway stations is located within a mile of the property.



COMMUNAL HALLWAY

Ground floor access to front door to flat.

ENTRANCE HALL

Ceiling light point, radiator, wall mounted door entry phone, wall mounted central heating thermostat control, built in storage cupboard housing electric meters and consumer unit.

LOUNGE 14'2 x 13'0 (4.32m x 3.96m)

Southerly aspect, double glazed bay window to front, radiator, ceiling light point.

KITCHEN 8'9 x 7'10 (2.67m x 2.39m)

Double glazed window and door to communal gardens. Ceiling light point. Range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap. Tiled splash backs, built in gas hob with electric oven under and extractor hood over, space and plumbing for washing machine, space for fridge/freezer. Cupboard housing 'Worcester' gas combination boiler for heating and hot water.

BEDROOM ONE 12'6 x 11'2 (3.81m x 3.40m)

Double glazed window to rear overlooking communal gardens, radiator, ceiling light point, built in storage cupboard with shelving.

BEDROOM TWO 10'10 x 6'10 (3.30m x 2.08m)

Southerly aspect with double glazed window to front. Ceiling light point, radiator.

BATHROOM

Double glazed window with obscure glass, extractor fan, ceiling light point. White suite comprising low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps, wall mounted mains shower over. Part tiled walls, radiator.

OUTSIDE

COMMUNAL GARDENS

Laid to lawn.

COUNCIL TAX

Band B

OUTGOINGS

We are advised by the vendor of the following:
Service Charge: Approximately £1400 per annum, payable half-yearly.
Lease: 993 Approximately years remaining.

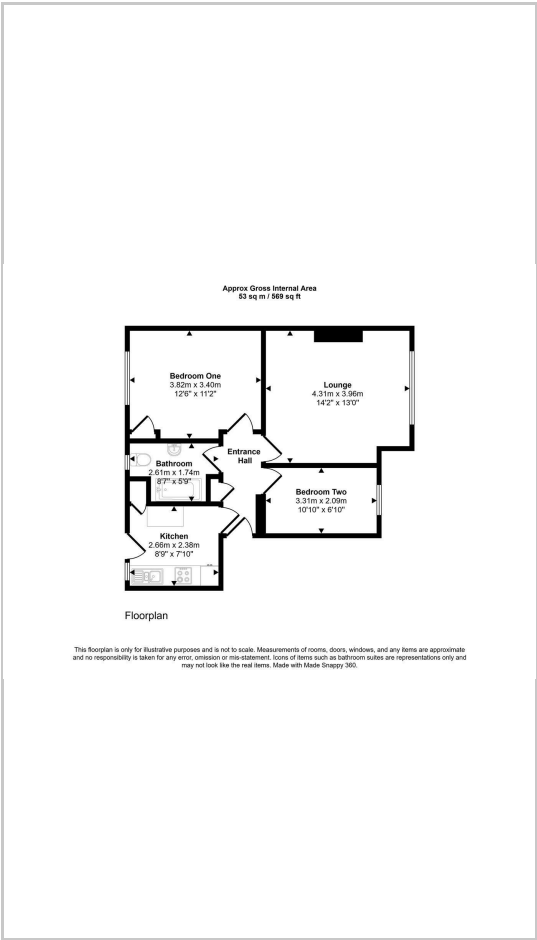
DISCLAIMER

Front photo is a mock up, as there is currently building work close to completion.

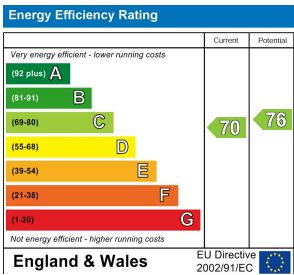
Area Map



Floor Plans



Energy Efficiency Graph



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