



18 Nevill Court Nevill Road

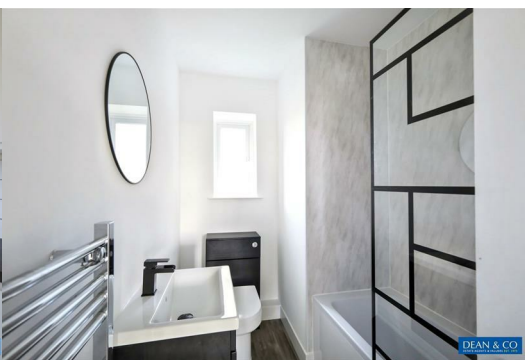
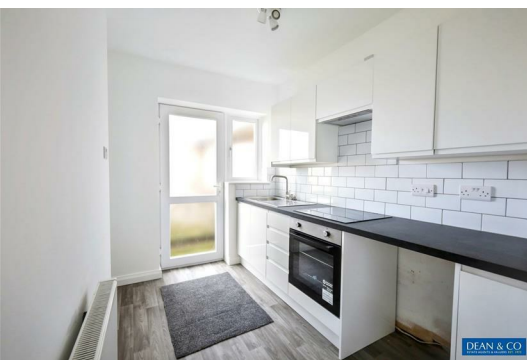
Hove, BN3 7BS

Offers In The Region Of £240,000



A NEWLY REFURBISHED SECOND 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 ENTRANCE

Door entry phone system. Staircase to second floor.

FRONT DOOR

Opening into

ENTRANCE HALLWAY

Ceiling light point, cupboard housing electric RCD board, electric meter, door entry phone.

LOUNGE DINER 14'5 x 13'1 (4.39m x 3.99m)

Ceiling light point, marble effect fireplace with electric insert fire, T.V. aerial point, double glazed window to the front of the property with distant sea views across Hove towards Brighton.

KITCHEN 9'1 x 6'3 (2.77m x 1.91m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, square edge work surfaces, 4 ring electric 'Lamona' hob, electric under oven, extractor over, stainless steel sink and drainer unit with chrome fittings and mixer tap, 'Metro' style tiled splashbacks, space and plumbing for washing machine, wood effect lino flooring, centralised ceiling light point, panel hiding 'Ideal' gas combination boiler, radiator with thermostatic valve, uPVC door and window with obscured glass opening to fire escape.

BEDROOM ONE 13'0 x 11'2 (3.96m x 3.40m)

Ceiling light point, double glazed window overlooking communal gardens to the rear, radiator with thermostatic valve beneath.

BEDROOM TWO 11'3 x 6'10 (3.43m x 2.08m)

Ceiling light point, radiator with thermostatic valve, double glazed window to the front of the property offering distant sea views.

BATHROOM

Fitted with modern 'P' shaped bath with mixer tap, riser rail with hand held shower attachment and rainfall overhead shower, glass screen, aqua board splashback, vanity unit with inset wash hand basin and mixer tap, low level W.C. with push button waste, radiator towel rail, wood effect lino flooring, double glazed window.

OUTSIDE

Communal gardens.

COUNCIL TAX

Band B

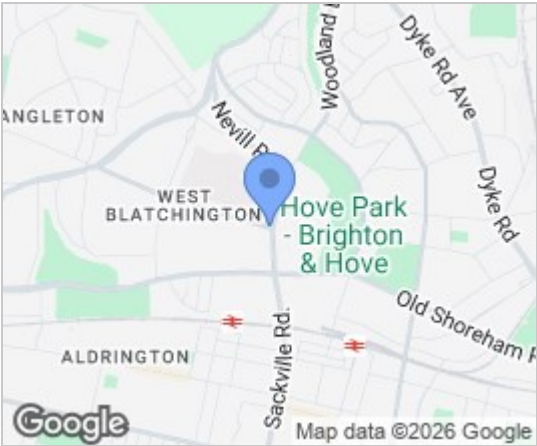
OUTGOINGS

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

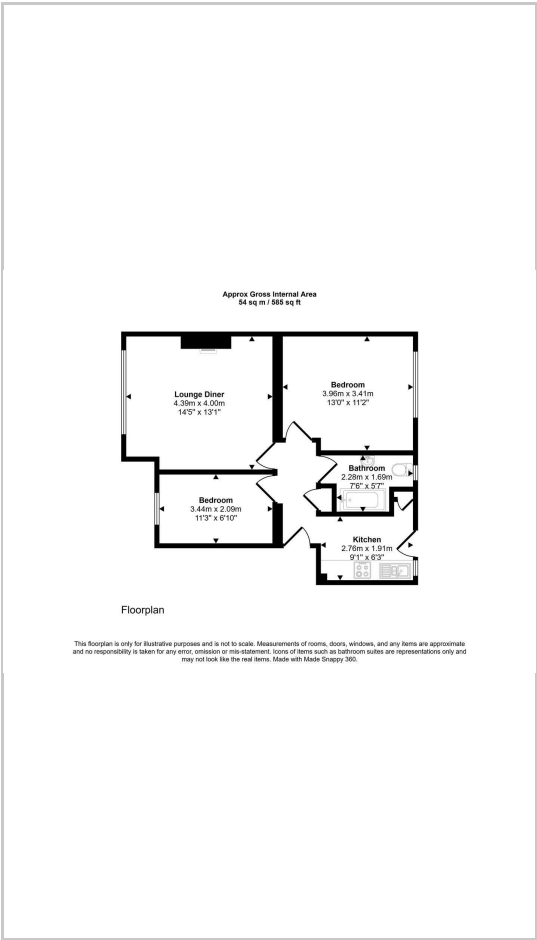
DISCLAIMER

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

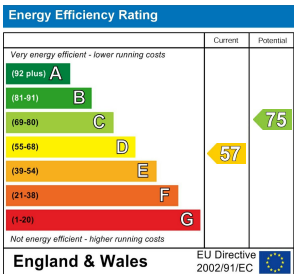
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.