



12A Nevill Court Nevill Road

Hove, BN3 7BS

Offers In The Region Of £250,000



A GROUND FLOOR FLAT IN A PURPOSE BUILT BLOCK IN CONVENIENT LOCATION.

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

Ground floor access to front door to flat.

ENTRANCE HALLWAY

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 12'5 x 12'0 (3.78m x 3.66m)

Southerly aspect, double glazed bay window to front with distant sea views, radiator, ceiling light point, original tiled open fireplace, picture rail, T.V. aerial point, telephone point.

KITCHEN 8'8 x 6'11 (2.64m x 2.11m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, tiled splashbacks, stainless steel sink and drainer unit with mixer tap, space for freestanding cooker, two further spaces for under counter appliances, space for washing machine, ceiling light point, double glazed window, double glazed door opening to communal gardens, built in cupboard with louvre doors housing 'Potterton' combination boiler and over cupboard storage space, floor laid with lino.

BEDROOM ONE 15'5 x 11'2 (4.70m x 3.40m)

Dual aspect with uPVC double glazed window to the side and feature porthole window, radiator, ceiling light point.

BEDROOM TWO 10'9 x 6'9 (3.28m x 2.06m)

Double glazed window with distant sea views, radiator, ceiling light point.

BATHROOM 8'8 x 7'2 (2.64m x 2.18m)

Fitted with panelled bath, pedestal wash hand basin, low level W.C. chrome fittings, part tiled walls, floor laid with lino, radiator, centralised ceiling light point, double glazed with obscure glass.

OUTGOINGS

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

COUNCIL TAX

Band B

COMMUNAL GARDEN

Laid to lawn.

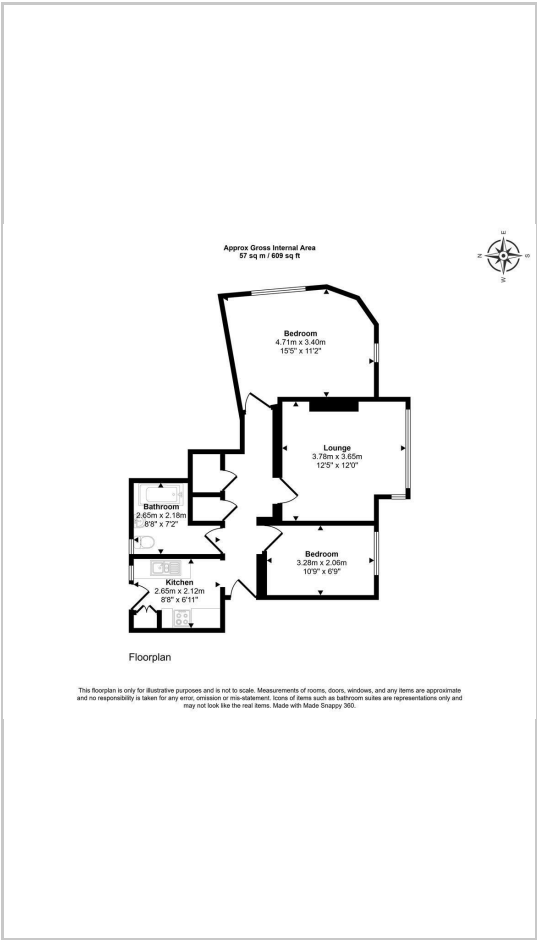
DISCLAIMER

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

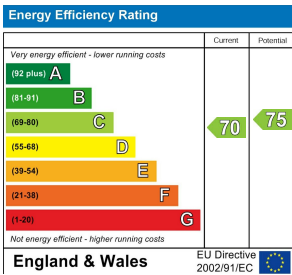
Area Map



Floor Plans



Energy Efficiency Graph



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