



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

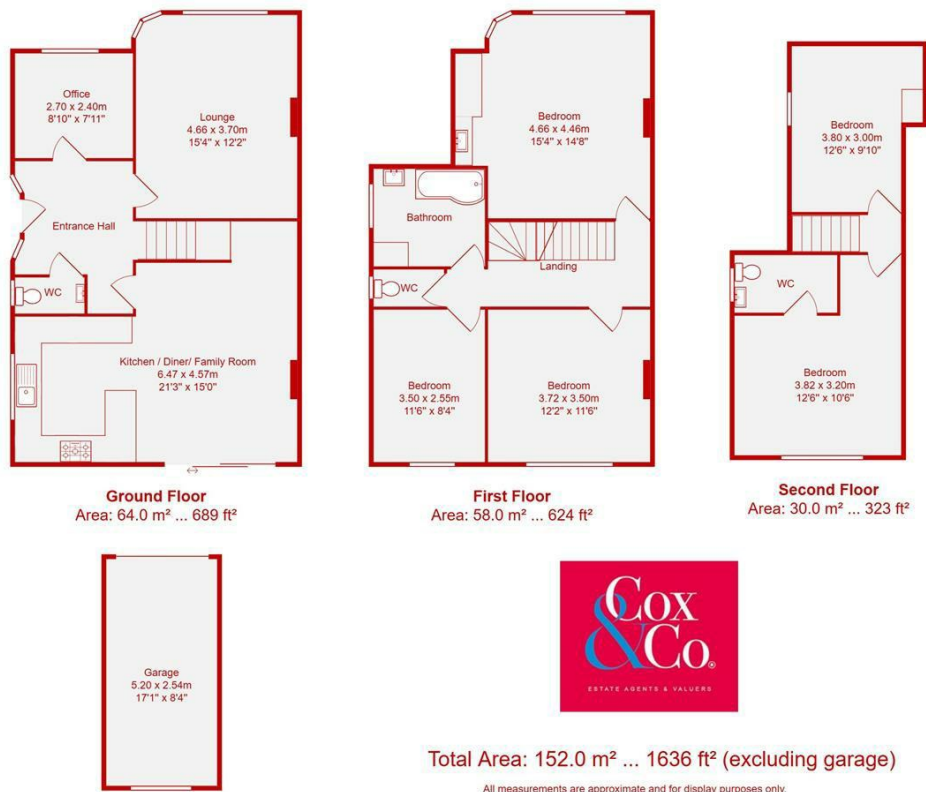
01273 00 99 66
coxandcohomes.co.uk



- Stunning Five Bedroom Semi-Detached Family Home
- Picturesque Landscaped Rear Garden
- Garage & Additional Parking
- Open Plan Kitchen & Family Room
- Separate Lounge
- Downstairs Office Or Guest Bedroom
- High Quality Wooden Flooring Throughout The Ground Floor
- Excellent Public Transport Links
- Only 1.1 Miles From Hove Mainline Railway Station
- Potential To Extend (STP)

Nevill Avenue, Hove

Price: £800,000 Freehold



Nevill Avenue is a highly regarded residential location in Hove, popular with families and commuters alike thanks to its excellent transport links, well-regarded schools, and easy access to local amenities.

The property is ideally situated approximately 1.1 miles from Hove mainline railway station, providing regular direct services to London, Gatwick, and Brighton, making it an excellent choice for those commuting further afield. The area is also exceptionally well served by public transport, with the frequent 3X bus service offering convenient links across Hove, Brighton, and the surrounding areas.

Families are particularly drawn to the location for its proximity to several highly regarded local schools, while nearby parks and green spaces offer plenty of opportunities for outdoor recreation. A wide range of shops, cafés, supermarkets, and everyday amenities can be found within easy reach, with both Hove city centre and the seafront easily accessible.

Combining excellent connectivity with a strong community feel, Nevill Avenue remains one of Hove's most sought-after residential addresses.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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