



Osborn
Frankling

Nevill Avenue, Hove, East Sussex BN3 7ND

Offers in Excess of £750,000 (Freehold)

Three/Four Bedroom 1930's Semi-detached Chalet House

Far-Reaching Sea Views | Kitchen/Breakfast Room (Installed 2023)

Separate Dining Room | Lounge Room, with Original Feature Fireplace

Study/Bedroom Four | En-suite to Bedroom One | Vendor Suited with no Onward Chain

Rear Garden backing onto Allotments | New Garage (2022) & Driveway

Total Floor Area: 137 sq m/1474.65 sq ft

This beautiful 1930's Chalet is situated within the heart of Hove and is located a short walking distance from the local amenities. There are five primary schools and Hove Park School and Six Form Centre, all located less than a mile away. The property offers versatile accommodation, with the opportunity to extend and redevelop further (subject to planning consents).

The Accommodation Comprise: Entrance porch, hallway, lounge, study, dining room, kitchen/breakfast room and ground floor bathroom, with separate cloakroom. There are three bedrooms to the first floor, with ensuite to bedroom one.

Brighton & Hove are much-loved seaside resorts, located on the south coast in the county of East Sussex. There is archaeological evidence of settlement in the area dating to the Bronze Age. Brighton was granted city status in 2000 and has been described as one of the happiest places to live in the UK. King George IV spent much time in the town and constructed the beautiful mock Indian Royal Pavilion. Arrival of the railways in 1841 helped it to become a popular destination for day-trippers, who are attracted not only by the sea but also for the quirky "Lanes" area, with its many shops, pubs and restaurants. Parts of the old, abandoned Victorian pier are still visible to the west and the newer pier and Marina to the east provide entertainment and rides aplenty.

Brighton & Hove offers direct access to the A27, A23 and M25, the Mainline Railway stations offer direct trains to London, Southampton and Portsmouth.





Accommodation Comprises: UPVC patio doors leading to:

Porch: UPVC Front door. Original stained-glass windows.

Entrance Hall: Radiator. Stairs to first floor. Exposed timber floors.

Living Room: Double-glazed bay window to front. Original feature fireplace, with tiled surround and electric fire & gas point (option to have open subject to inspection) TV point.

Dining Room: Radiator. French doors leading to kitchen. Understairs storage and meter cupboards.

Kitchen/Breakfast Room (Installed 2023) Comprising a range of wall and base units, with laminate work surfaces. Eye-level double oven. Gas hob, with extractor fan over. One and a half bowl sink and drainer, with mixer taps. Space for: washing machine, dishwasher, tumble dryer, separate fridge and freezer. Double-glazed window to rear aspect. Patio door to rear garden.

Family Bathroom: Comprising: Panelled bath. Separate shower enclosure. Pedestal wash hand basin. Tiled walls and floor. Radiator/heated towel rail. Double-glazed window.

Cloakroom: Push button W.C. Tiled walls and floor. Radiator. Double-glazed window.

Bedroom 4/Study: Double-glazed window to front. Radiator.

Stairs to first floor landing: Access to partly boarded loft, via drop down ladder. Doors to:

Bedroom 1: Double-glazed bay window to front aspect. Radiator. Door to:

En-suite: Comprising: Shower enclosure. Wash hand basin set in a vanity unit. Tiled walls and floor. Radiator. Double-glazed window. Dressing area. Access to eaves storage space.

Bedroom 2: Double-glazed window, with far reaching sea views. Built-in cupboard, housing emersion tank and separate wardrobe cupboard. Radiator. Wash hand basin. Access to eaves storage.

Bedroom 3: Double-glazed window. Radiators. Built-in cupboards. Wash hand basin set in a vanity unit.

Outside:

Garden: Laid to lawn with mature plantings throughout. Two patio areas. Side access leading to driveway and rear access leading to allotments.

Front Garden: Laid to lawn and enclosed by low level wall.

New Garage (2022): Barn doors. Power and lighting.

Driveway: Shared access with neighbours' properties allowing right of access. (ask agents for more information)

Agents Notes

The property benefits from having 15 Solar Panels on the roof and a Tesla battery storage unit.

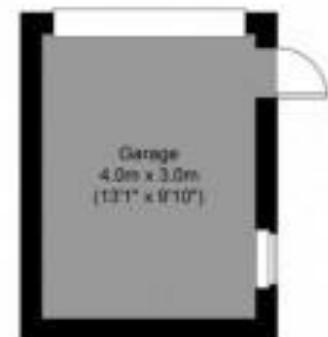
EPC Rating: D

Council Tax Band: E



Approximate Gross Internal Area (Excluding Garage) = 137 sq m / 1474.65 sq ft

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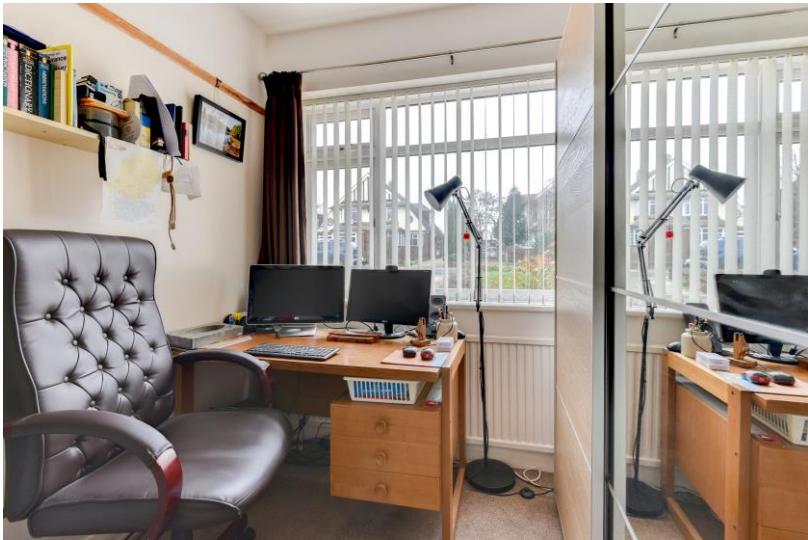
Ground Floor
Approximate Floor Area
875.32 sq ft
(81.32 sq m)

First Floor
Approximate Floor Area
599.33 sq ft
(55.68 sq m)

Garage
Approximate Floor Area
129.16 sq ft
(12.00 sq m)

Illustration for identification purposes only, measurements are approximate, not to scale.





Osborn Frankling Estate Agents

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Viewing: Strictly Through Osborn Frankling

Please call/ Email: 01903 814888/ info@sellinghomes.co.uk - for further information or to arrange a viewing.

N.B. For clarification we wish to inform prospective purchasers that we have prepared our sales details as carefully and concisely as we can for use as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The sales particulars are in no way a statement of fact.



