

Nevill Road, Hove

Asking Price £260,000



- **A Delightful Top Floor One Bedroom Purpose Built Apartment**
- **Excellent Decorative Order Throughout**
- **Balcony & Walk in Wardrobe**
- **Ideal first time buy or investment**
- **Share Of Freehold**

## Balmoral Court, Nevill Road, Hove, BN3 7QP



This bright and beautifully presented apartment is on the top floor of a majestic looking purpose-built brick and tile block, which is one of four. All are approached via a decorative wrought iron path which bridges a grass moat, as the complex is built on a hill. This means that although on looking at the building, the top floor looks quite a long way up, in fact you enter the building on the first floor, so you only have to mount two short flights of stairs.

Once inside the property the first thing that hits you is how spacious this property is. You have a double bedroom, a modern kitchen / diner, a bright & airy lounge, family bathroom and a delightful walk in wardrobe perfect for people who are into their fashion. From the rear of the property you also have delightful roof top and south downs views.

This welcoming home is brilliantly located in a popular part of Hove, with plenty of schools, parks, shops and even a golf course so should appeal to all generations! The vibrant City of Brighton and the seafront are within easy reach and Hove or Aldrington train stations and the A23/A27 are right on the doorstep for those needing fast links to the Airports or London.

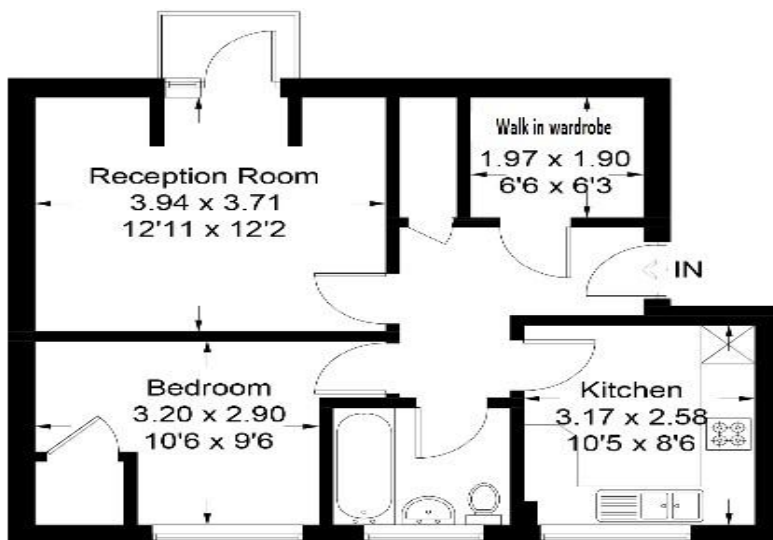


## Picture this...

This is the perfect property for anyone who wants the feeling of space and also enjoys peace and quiet. If you like to entertain guests this is the perfect property!

At the weekend you can indulge in a delightful stroll across the downs, is there any better way to help you relax after a week's hard work?

Hove Park is only a stone's throw away which is perfect for those summer picnics, it also has many recreational facilities which will be sure to keep you busy and entertained.



**Second Floor**

## Accommodation

### TOP FLOOR

ENTRANCE HALL

LOUNGE  
12' 11" x 12' 2" (3.94m x 3.71m)

BALCONY

WALK IN WARDROBE  
6' 6" x 9' 3" (1.98m x 2.82m)

BEDROOM  
10' 6" x 9' 6" (3.2m x 2.9m)





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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