

# PHILLIPS & STILL

Nevill Road, Hove

Asking Price £250,000 - £275,000



- Impressive & well laid out apartment
- Two double bedrooms
- Spacious Kitchen/diner
- Communal gardens
- Spectacular views of Goldstone Valley

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



This impressive and well laid out property is a two double bedroom purpose-built apartment situated in the highly desirable Nevill area of Hove. The apartment offers a comfortable and contemporary living space, perfect for individuals or families seeking a stylish home.

Upon entering the apartment, you are greeted by a spacious and inviting kitchen diner. This area serves as the heart of the home, providing ample space for cooking, dining, and entertaining. The kitchen is modern and well-equipped, featuring sleek countertops, plenty of storage cabinets, and high-quality appliances. The dining area offers enough room to accommodate a sizeable dining table, making it ideal for hosting gatherings or enjoying meals with loved ones.

The property further boasts two generously sized double bedrooms. These bedrooms are designed to provide a peaceful retreat, with ample space for furniture arrangements and storage solutions. Both bedrooms are well-lit and benefit from large windows that allow natural light to fill the rooms, creating a bright and airy atmosphere.

The lounge area is another highlight of this property. It offers a comfortable and cozy space to relax and unwind after a long day. Whether you prefer to curl up with a book or watch your favorite TV shows, this lounge provides the perfect setting.

Additionally, the apartment features a modern family bathroom, complete with contemporary fixtures and fittings. It offers a relaxing space to indulge in a hot bath or invigorating shower.

One of the standout features of this property is the communal gardens, which offer delightful views over the Goldstone Valley. These well-maintained gardens provide a tranquil outdoor space for residents to enjoy. Whether you want to take a leisurely stroll, have a picnic, or simply soak in the beautiful surroundings, these gardens provide a serene escape from the hustle and bustle of city life.



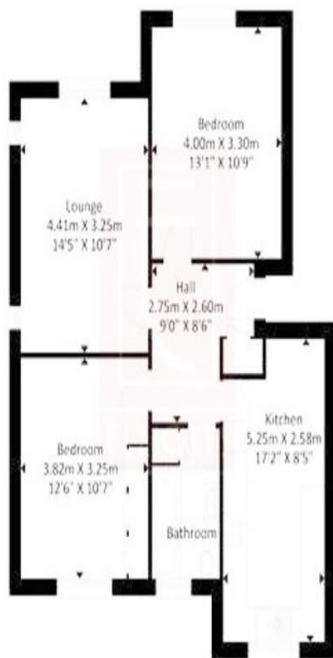
## Picture this...

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.

Balmoral Court, Nevill Road, Hove



Approximate Floor Area  
708.26 sq ft  
(65.80 sq m)

Approximate Gross Internal Area = 65.80 sq m / 708.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Accommodation

### ENTRANCE HALL

KITCHEN/DINER  
17' 2" x 8' 5" (5.23m x 2.57m)

BATHROOM

BEDROOM TWO  
12' 6" x 10' 7" (3.81m x 3.23m)

LOUNGE  
14' 5" x 10' 7" (4.39m x 3.23m)

BEDROOM ONE  
13' 1" x 10' 9" (3.99m x 3.28m)

### OUTSIDE

COMMUNAL GARDEN





## 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		81 B
69-80	C	78 C	
55-68	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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