

PHILLIPS & STILL

Coleman Street, Brighton

£450,000 - £475,000



- A Fantastic Three Storey Mid Terrace Period House
- Three Double Bedrooms
- Open Plan Lounge / Dining Room & Kitchen
- Private Sunny South Facing Rear Garden
- No Onward Chain

To view all our homes: phillipsandstill.co.uk

Coleman Street, Brighton, BN2 9SQ



Here we have a spacious three storey mid terrace period house located in the vibrant Hanover area of central Brighton. A stone's throw from the City centre, you have some excellent local schools close by as well as Queen's Park, our famous seafront and Brighton mainline station only a short walk away. Living here you'll really appreciate the hustle and bustle of City living with a huge variety of boutique and convenience shops, trendy coffee houses and restaurants just moments away on Lewes and London Roads.

Accommodation comprises of entrance hall, the first of three double bedrooms and a large bathroom to the ground floor. To the first floor are two further double bedrooms and access to loft space. To the lower ground is a fabulously generous open plan lounge / dining room & kitchen. The ideal space for spending time together, sitting down in for meals and entertaining friends & family, this wonderful space opens directly onto the sunny South facing private rear garden which is also a brilliant size and feels very secluded.

Set in such a sought after location, you'll never be short of things to do living here. On street parking is easy and for permit holders only so readily available for residents. Living will certainly be very exciting and you're sure to experience that cosmopolitan lifestyle that Brighton is so well known for!



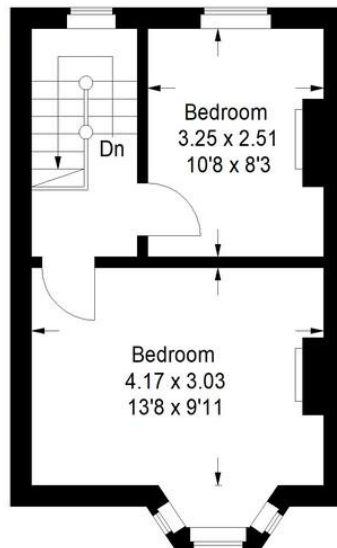
Picture this...

This is the ideal property to come home to after a long day. Relaxing in your attractive rear garden whilst enjoying a few drinks in the sun, could there be a better way to switch off?

Why not take a short ride into town and really soak up around the wide range of bars, restaurants and shops on offer. This City really is known for its' entertainment and lifestyle!

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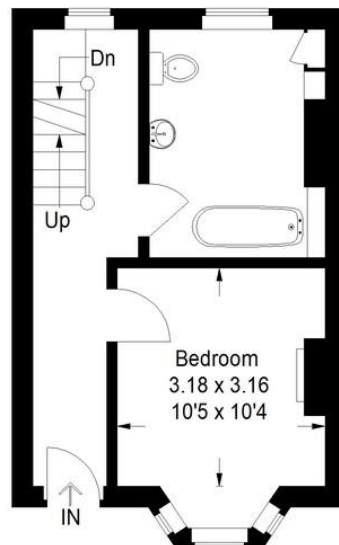
Approximate Gross Internal Area
82.5 sq m / 888 sq ft



First Floor



Lower Ground Floor



Ground Floor

Accommodation

LOWER GROUND FLOOR

OPEN PLAN LOUNGE /
DINING ROOM
20' 2" x 13' 8" (6.15m x 4.17m)

KITCHEN AREA

GROUND FLOOR

ENTRANCE HALL

BEDROOM TWO
10' 5" x 10' 4" (3.18m x 3.15m)

BATHROOM

FIRST FLOOR

LANDING

BEDROOM ONE
13' 8" x 9' 11" (4.17m x 3.02m)

BEDROOM THREE
10' 8" x 8' 3" (3.25m x 2.51m)

OUTSIDE

SOUTH FACING REAR GARDEN

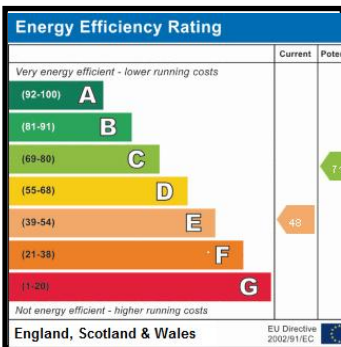




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk 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.



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
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- 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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www.phillipsandstill.co.uk