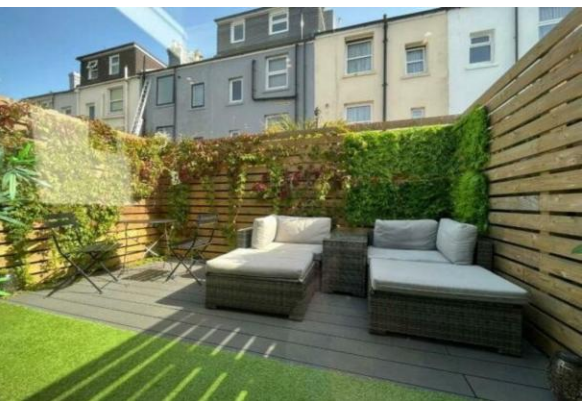


PHILLIPS & STILL



- A delightful three-bedroom mid terraced house
- Open plan kitchen/living room with sky light
- En-suite to master bedroom.
- Well presented Patio Garden
- Popular Hanover Location

Coleman Street, Brighton, BN2 9SQ

Asking Price Of £500,000

A truly impressive 3 bedroom house which has been recently refurbished in the popular Hanover district of Brighton. Luxury accommodation available within a 10 minute walk to Brighton Station. Styled to high level, the house is arranged over 2 floors consisting of 3 double bedrooms (1 en-suite), 1 Family bathroom and a comfortable open plan living area/Kitchen with skylight which leads out to a patio area



Property Description

This delightful mid terrace house is a charming property that offers comfortable and stylish living spaces. Situated in the popular Hanover location, this property is conveniently located close to amenities and transport links.

As you enter the house, you are greeted by an open plan kitchen living room, which creates a spacious and inviting atmosphere. The room is flooded with natural light, thanks to a skylight that illuminates the space beautifully. The kitchen is well-appointed with modern appliances, ample storage, and countertops for convenient meal preparation.

The house features three bedrooms, providing ample space for a growing family or for those who require extra rooms for guests or a home office. The master bedroom boasts an ensuite bathroom, offering privacy and convenience.

One of the standout features of this property is the full rear patio garden. This outdoor space provides a tranquil retreat where residents can relax, entertain, and enjoy some fresh air. It is perfect for hosting barbecues, gardening, or simply unwinding after a long day.

The house is finished to a high standard throughout, with attention to detail and quality evident in every corner. The interior boasts modern fixtures and fittings, tasteful decor, and a neutral color palette that creates a contemporary and welcoming ambiance.

Currently, this house is rented out for £27,000 per year, making it an attractive investment opportunity for potential buyers seeking a property with rental income potential. Whether purchasing as a buy-to-let investment or as a primary residence, this house offers a comfortable and stylish living space in a sought-after location.



Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM 3
11' 8" x 7' 8" (3.56m x 2.34m)

WC

SITTING ROOM/KITCHEN
19' 11" x 13' 3" (6.07m x 4.04m)

FIRST FLOOR

BEDROOM TWO
11' 10" x 10' 2" (3.61m x 3.1m)

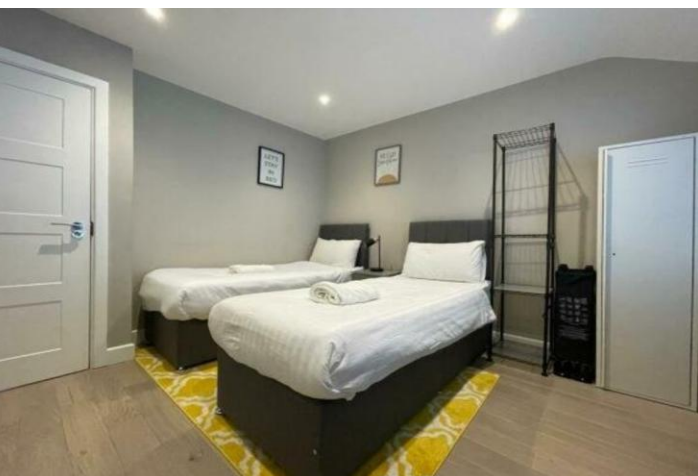
BEDROOM ONE
9' 11" x 7' 0" (3.02m x 2.13m)

ENSUITE SHOWER ROOM

BATHROOM

OUTSIDE

GARDEN



Coleman Street, Brighton, BN2 9SQ

Approximate Gross Internal Area = 65.3 sq m / 706 sq ft

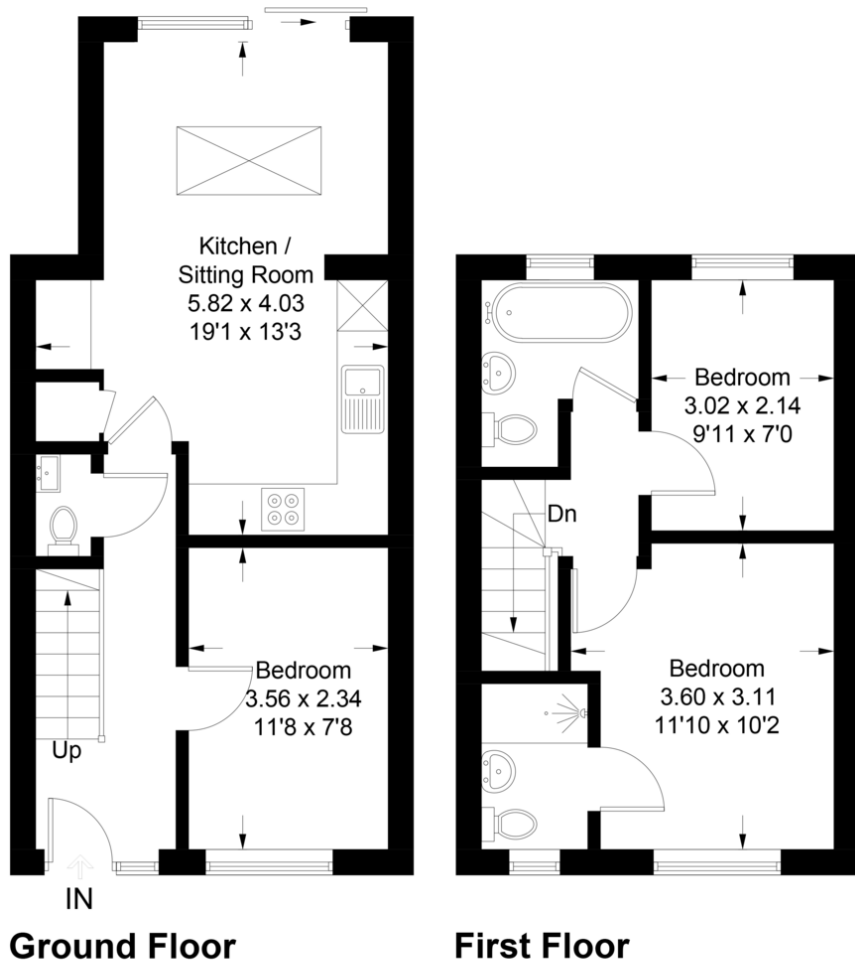
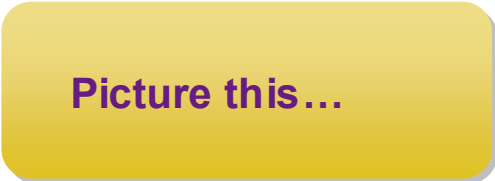


Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2024



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!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 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 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

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