

COLEMAN STREET BRIGHTON BN2 9SQ

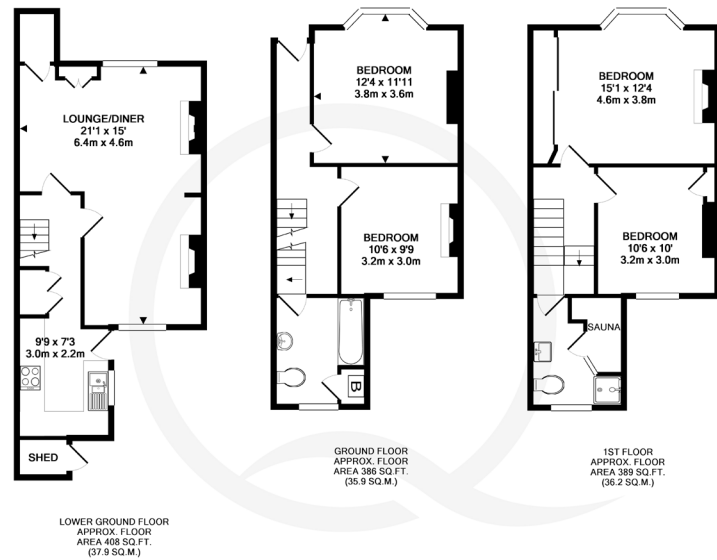


£525,000 FREEHOLD

This beautifully presented three storey house oozes with Scandi Chic and surely stands apart as one of the area's most exceptional homes. The lower ground floor is beautifully finished and benefits from a superb layout that manages to combine homeliness with open-plan living. The lounge area is intelligently designed with superb storage that hides away the television, while the attractive fireplace adds a focus to the room. The dining area is again elegantly finished with stripped floors, feature fireplace and a large window overlooking the rear garden. The kitchen is fitted with smart wall and base units while the attention to detail includes the underfloor heating and Fired Earth tiles. The raised ground floor is home to two double bedrooms, both fitted with original period cupboards. The family bathroom is found on the half landing; this has been fitted with a traditional white suite and is then finished with high quality vinyl floor tiles designed by Neisha Crosland. On the top floor two double bedrooms can be found, with the master to the front. This room is particularly impressive being full width and bay-fronted and includes ample storage. The shower room is found off the upper half-landing; this intelligently designed space has been fitted with a sauna. The property enjoys a number of additional benefits including the west-facing garden, large cellar, further cellar storage currently used as a wine vault, and a large attic that would be ideal for conversion (stnc).

In The Know...

Area: Hanover
 Council Tax: Band C
 EPC Rating: D65
 Floor Area: 110sqm (approx.)
 Station: Brighton (0.7 miles)
 Bus Stop: Southover St (100m)
 Parking: Free on-street
 Primary School: Elm Grove
 Secondary School: Dorothy Stringer; Varndean
 Private School: Brighton College
 Local shop: Southover Convenience Store (50m)
 Supermarket: Sainsbury's, New England St (0.5 miles)
 Local Gems: Fanny's; Village; The Geese; Queen's Park; Real Patisserie in the Open Market; Nordic Coffee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix i2017



360°

VIRTUAL
 PROPERTY
 TOUR
 AVAILABLE

Disclaimer

Floorplan for Illustration Purposes Only – Not To Scale.

This floorplan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any areas, measurements or distances quoted are approximate and should not be used to value the property or be a basis for sale or let.

Q Sales and Lettings have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.