



50 Coleman Street, Brighton, BN2 9SQ

Price guide £550,000 Freehold

PRICE GUIDE: £550,000 - £575,000

Beautifully presented 3 bedroom 3 storey period house in SOUGHT AFTER HANOVER & benefitting from a westerly facing rear garden. Other features & accommodation include stunning OPEN PLAN lounge/kitchen, contemporary fitted family bathroom/W.C., a semi-boarded out loft with lighting, utility area & additional W.C. Internal inspection comes highly recommended. Energy Rating: C73 Exclusive to Maslen Estate Agents.

Front door leading to:

Entrance Hall

Stripped wood floorboards, central heating radiator with decorative cupboard, wall mounted 'Hive' heating thermostat, sash window to rear overlooking rear garden, stairs down to lower ground floor, stairs rising to first floor, door to:

Bedroom

Continuation of stripped wood floorboards, contemporary upright central heating radiator, feature exposed brick chimney breast, shelving built into chimney breast recess, uPVC double glazed bay window to front.

Utility Area

Work surface with space & plumbing for washing machine under, wall mounted cupboards, built in shelving, contemporary upright central heating radiator, tiled flooring with underfloor heating, door to:

Family bathroom/W.C.

Comprising panelled bath with filler tap & thermostatically controlled rainwater style shower over, vanity unit with inset wash hand basin with mixer tap, low level push button W.C. with concealed cistern, part tiled walls, continuation of tiled flooring with underfloor heating, ceiling spotlights, double glazed sash window to rear.

Open Plan Lounge/Kitchen

Lounge Area

Solid wood flooring, contemporary upright central heating radiator, cupboard housing electric fusebox & meter, feature exposed brick chimney breast, shelving built into chimney recess, ceiling spotlights, sash window to front.

Kitchen Area

Modern fitted kitchen comprising a range of wall, base & drawer units with solid wood work surfaces over, inset ceramic butler sink with mixer tap, inset 4 burner gas hob with electric oven under, integrated dishwasher, space for upright fridge/freezer, cupboard housing 'Worcester' gas boiler, part tiled walls, continuation of solid wood flooring, understairs storage cupboard, sash window to rear overlooking rear garden, door to rear leading to rear garden, door to:

W.C.

Low level close coupled W.C., window to side, tiled flooring.

First Floor Landing

Stripped wood floorboards, built in shelved storage cupboard, sash window to rear overlooking rear garden, hatch to loft space, door to:

Bedroom

Continuation of stripped wood floorboards, central heating radiator, feature exposed brick chimney breast, 2 x built in double wardrobes with hanging rail & shelves, uPVC double glazed bay window to front.

Bedroom

Continuation of stripped wood floorboards, central heating radiator, attractive cast iron feature fireplace with wooden surround & mantle, shelving built into chimney breast recess, double glazed sash window to rear.

Rear Garden

Attractive westerly facing rear garden mainly laid to decking, flower & shrub borders.

Total approx floor area

95.1 sq.m (1,024 sq.ft)

Parking Zone V

Council Tax Band C

V 2

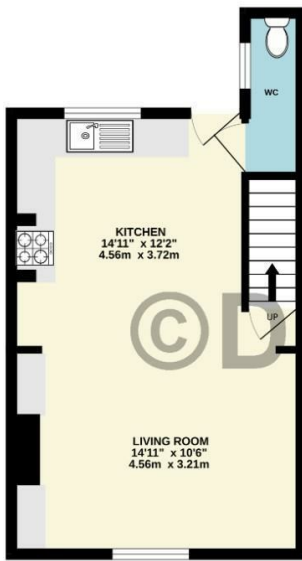
What the owner says:

"We will miss the friendly neighbours and community feel of Coleman Street. There are brilliant pubs and cafes nearby and the North Laines and the beach are within walking distance.

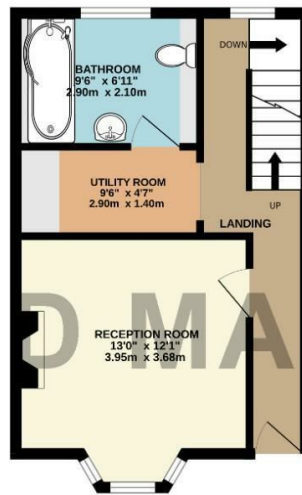
The house is bright and airy. The living space has been great for hosting dinner parties with friends and play dates with the kids. The rooms are spacious and have lots of useful storage. The garden is sheltered and has been a nice space to enjoy a warm summers evening."



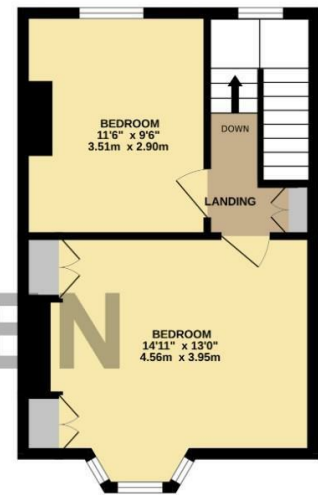
LOWER GROUND FLOOR
349 sq.ft. (32.5 sq.m.) approx.



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.

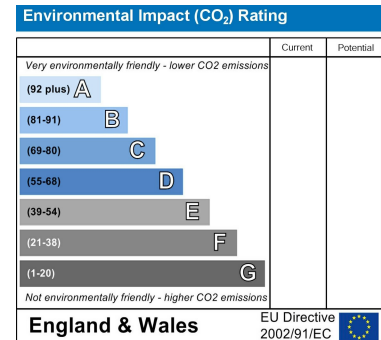
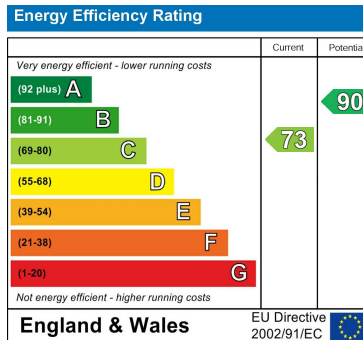


1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2024



IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



OFFICES THROUGHOUT THE CITY

LEWES ROAD

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

FIVEWAYS

290 Ditchling Road,
Brighton,
BN1 6JF.
t: (01273) 566777
e: fiveways@maslen.co.uk

WOODINGDEAN

62-64 Warren Road,
Woodingdean,
Brighton BN2 6BA
t: (01273) 278866
e: woodingdean@maslen.co.uk

LETTINGS

290 Ditchling Road,
Brighton,
BN1 6JF
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.