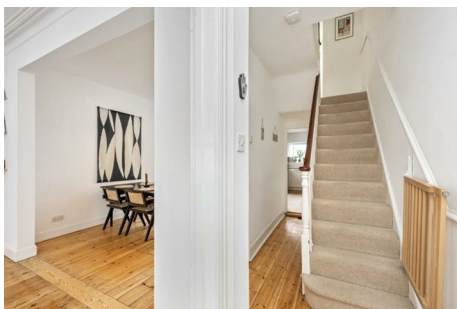


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11 Coventry Street Brighton, BN1 5PP

A beautifully presented, three double bedroom, family home with a west facing patio garden in the popular Port Hall district of Brighton.

£725,000

11 Coventry Street

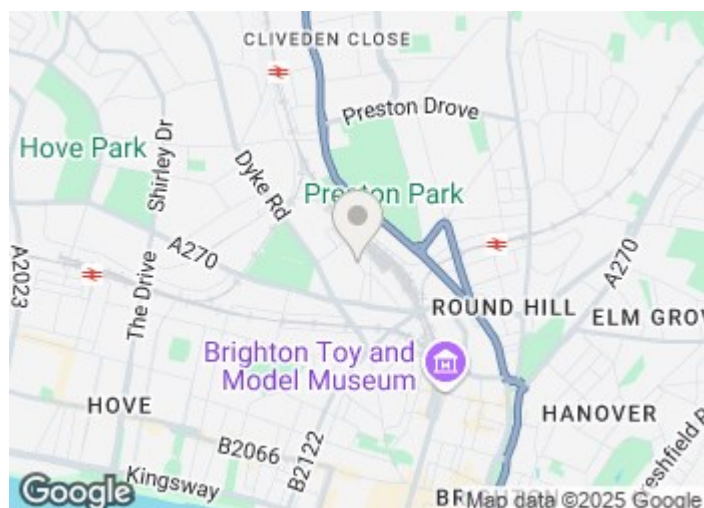
Brighton, BN1 5PP



Coventry Street runs between Port Hall Road and Upper Hamilton Road in the popular Port Hall district of Brighton. Local schools are within close proximity as is the delightful Dyke Road Park with its tennis courts, green open spaces, children's play area and open air theatre. Bus services run along Dyke Road providing access into the city centre and surrounding areas. Brighton mainline station is to be found in nearby Queens Road, providing north-bound commuter links with London/the city.

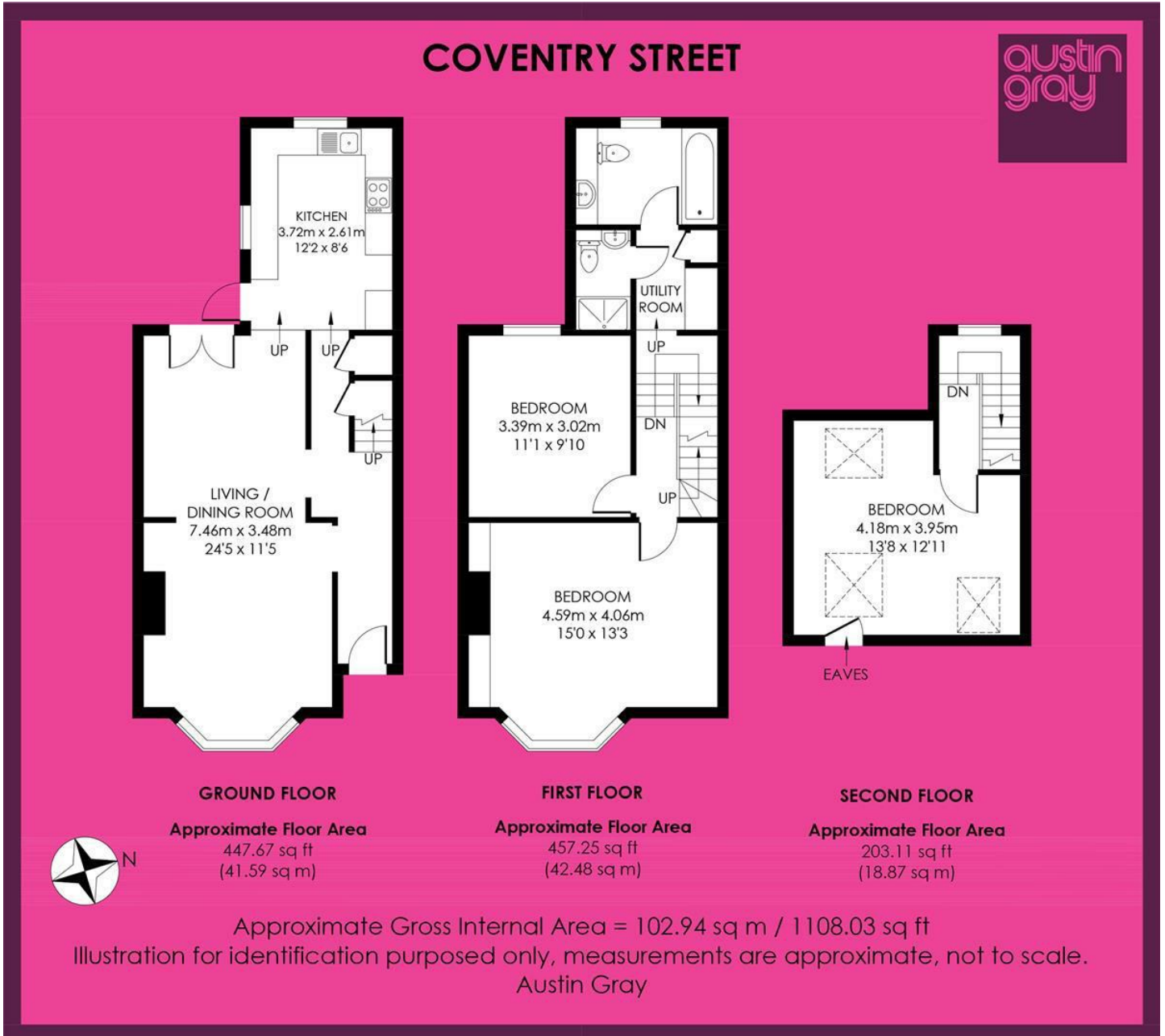
Through the front door you step into a bright, airy and immaculately presented home with stripped and polished wooden floors. The through living/dining room has French doors out to the garden and the living room has an open fire. An open doorway leads through to the well fitted kitchen with integrated appliances and a door out to the patio garden which is west facing a perfect place for al fresco dining in the warmer months. There is useful under stairs storage.

On the first floor is a laundry area together with a shower room and WC and a further family bathroom and WC. Two double bedrooms are also located on this floor. Stairs lead up to a converted attic space which provides the third bedroom with Velux windows to the front and rear.






Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax
Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-18) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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