

# Coombe Road

## Brighton

**LEXTONS** / SALES  
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AUCTIONS  
COMMERCIAL



## About the property

\*\*\*Guide Price £425,000- £450,000\*\*\*

Nestled in the heart of the vibrant city of Brighton, this charming 3-bedroom house on Coombe Road offers a wonderful opportunity for a new chapter in your life.

Located between Lewes Road and Bevendean Road, this property is situated in a sought-after residential area that boasts a diverse community and easy access to the city centre. The bustling Lewes Road provides an array of shops and cafes to explore, catering to every taste.

As you step into this mid-terraced house, you are greeted by a warm and inviting entrance hall that sets the tone for the rest of the property. The ground floor features a bright living room with a large window, a spacious dining room perfect for family gatherings, and a well-equipped kitchen with modern finishes.

Upstairs, the first floor offers a generously sized principal bedroom with ample storage space, a second double bedroom, and a third bedroom, all flooded with natural light. The property also includes a convenient shower room on the ground floor.

Outside, a delightful patio area leads to a lovely lawned garden, providing a private and sunny retreat perfect for relaxing or entertaining. Additionally, a greenhouse and storage shed offer practical space for gardening enthusiasts or extra storage needs.

With its convenient location, well-proportioned rooms, and charming outdoor space, this property on Coombe Road is a rare find that promises a comfortable and enjoyable lifestyle for you and your family. Don't miss the chance to make this house your new home in the vibrant city of Brighton.

# Coombe Road Brighton

£425,000



3

BEDROOM

2

RECEPTION

1

BATHROOM





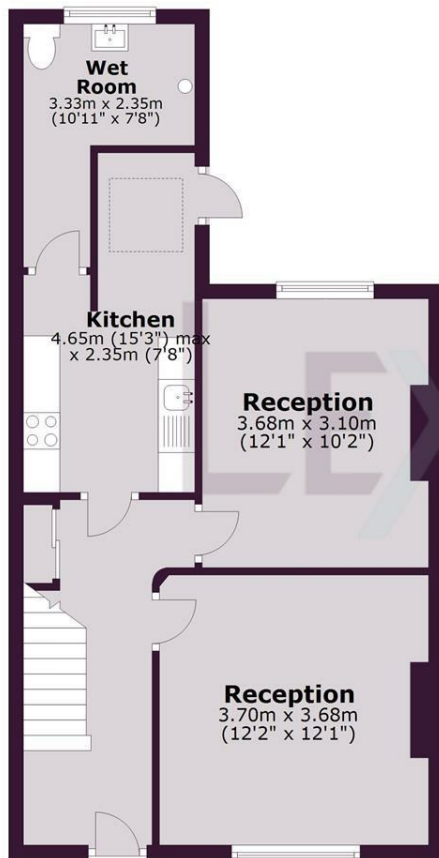




SCAN HERE TO OFFER ON THIS PROPERTY

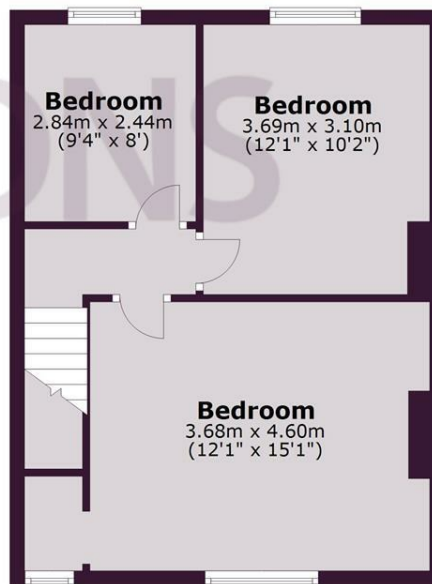
### Ground Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



### First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 92.1 sq. metres (990.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	