



- Three Bedroom Mid Terraced Period Town House
- Downstairs Bedroom Could Be A Separate Lounge
- Popular Hanover Location
- Newly Refurbished Throughout
- Open Plan Family Room & Kitchen
- Patio Courtyard
- No Onward Chain
- Excellent Local Hospitality, Shops and Public Transport Close By

## Coleman Street, Brighton

Price: £450,000 Freehold



**Ground Floor**  
Area: 36.13 m<sup>2</sup> ... 388.90 ft<sup>2</sup>

**1st Floor**  
Area: 26.16 m<sup>2</sup> ... 281.58 ft<sup>2</sup>

**Total Area: 62.29 m<sup>2</sup> ... 670.48 ft<sup>2</sup>**

All measurements are approximate and for display purposes only



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 those requiring extra rooms for guests or a home office. The main bedroom boasts an ensuite bathroom, offering privacy and convenience.

One of the standout features of this property is the rear patio garden. This outdoor space provides a tranquil retreat where residents can relax, entertain, and enjoy 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 colour palette that creates a contemporary and welcoming ambience.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

