



60 Coleridge Street

Hove BN3 5AD

Offers in Excess of £650,000

- POETS CORNER
- THREE DOUBLE BEDROOMS
- MODERN BATHROOM
- ENSUITE SHOWER ROOM

- RECENTLY INSTALLED KITCHEN
- LIVING/DINING ROOM
- SOUTH FACING PATIO
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps bring to market this Victorian bay fronted property being presented in excellent order throughout featuring three double bedroom accommodation with an ensuite to the master and modern family bathroom. To the ground floor is a through living/dining room and recently installed kitchen that leads to the South facing patio. Situated in the favoured Poets Corner district of Hove within a few minutes' walk of the mainline station and seafront. An array of eateries, cafes and shopping facilities are all within easy reach.

ENTRANCE HALL Understairs storage, meter cupboard.

KITCHEN Double aspect and recently fitted. Incorporating stainless steel 1 1/2 bowl sink unit with 'Quooker' 5 in 1 tap, adjacent worksurface with range of cupboards and drawers under, matching eye level wall cupboards, inset 'AEG' induction hob with concealed extractor over, eye level 'Neff' double oven, 'Bosch' integrated fridge/freezer and dishwasher, bin drawer, breakfast bar, radiator, 2 UPVC double glazed windows, door to garden.

LIVING ROOM/DINING ROOM UPVC double glazed sash bay window, gas fire, fitted cupboards and shelves in alcoves, two radiators, UPVC double glazed window overlooking the garden.

FIRST FLOOR

LANDING

BEDROOM 2 Range of fitted wardrobes, UPVC double glazed sash bay window, radiator.

BEDROOM 3 Fitted wardrobe, UPVC double glazed window, radiator.

BATHROOM Modern suite comprising panelled bath, separate walk-in shower, sink with drawers under, cupboard with space and plumbing for washing machine and tumble dryer, radiator, UPVC double glazed window.

CLOAKROOM Comprising low level w.c, UPVC double glazed window.

TOP FLOOR

BEDROOM 1 UPVC double glazed window, 2 velux windows, radiator, eaves storage.

ENSUITE SHOWER ROOM Comprising walk in shower with tiled surround, pedestal wash hand basin, low level w.c,

heated ladder style towel rail, velux window.

OUTSIDE

SOUTH FACING GARDEN Low maintenance, brick store.

Freehold

Council Tax Band C (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706



Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577

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