



hamlyn  
smith.


Coleman Street, Brighton, BN2 9SQ

£500,000

# hamlyn smith.

 3 Bedrooms

 1 Receptions

 1 Bathroom

Guide Price £500,000 - £525,000  
Hamlyn Smith are delighted to bring to market this charming three bedroom terraced house in the vibrant community of Hanover. The house is arranged over three floors with a spacious living/kitchen/dining room on the lower ground floor perfect for modern living and a well presented garden.

- Three bedroom family home
- Set over three floors
- Large open plan kitchen diner
- Well maintained garden
- Popular residential area of Hanover
- No onward chain





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📍 50 Goldstone Villas, Hove, BN3 3RS

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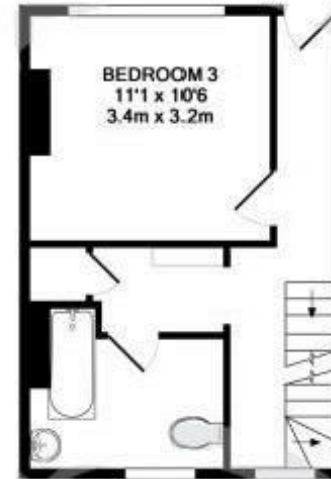
Nestled between Southover Street and Islingword Road in Brighton's highly desirable Hanover district, Coleman Street offers a charming Victorian terraced house with character and space spread over three well-designed floors.

Entering the property on the middle level, you are welcomed by a bright and inviting hallway that sets the tone for the rest of the home. The lower ground floor serves as the vibrant heart of the house, featuring a spacious open-plan kitchen and living area, perfect for family gatherings. From here, a door leads to a lovely patio garden, ideal for enjoying the afternoon sun. On the middle floor, you'll find a generously sized double bedroom, a family bathroom, and a handy lobby with built-in storage. The top floor completes the home with two additional double bedrooms, providing plenty of space for a growing family or guests.

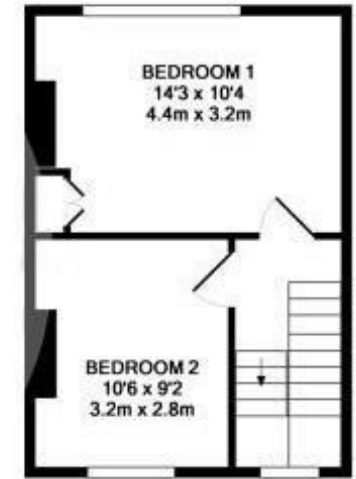
Hanover is an extremely popular area of the city. It has signature bright and colourful terraces of Victorian houses, is close to the city centre and within walking distance of Brighton Station. Often considered to be one of Brighton's bohemian strongholds, it has an active artistic community and a lively atmosphere, with more than its fair share of excellent pubs where you can find good company, great food and live music. Families are attracted here by good local schools and green spaces; Queen's Park has a playground and a café, and The Level has a playground and a fantastic skate park.



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 297 SQ.FT.  
(27.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 287 SQ.FT.  
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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