



1 Colebrook Road

Brighton, BN1 5JH

Guide price £850,000

Upon entering through the lovely covered porch, you're greeted by an inviting entrance hall with a front-facing window. The dual aspect formal dining room offers delightful views over the front garden and seamlessly leads into the fitted kitchen, which features ample cupboard space and a picturesque window overlooking the lush rear garden. The dual aspect living room, with its original wood flooring and open fireplace, provides a cosy atmosphere and flows into the wooden-framed sunroom. This sunroom is bathed in natural light from the west-facing aspect and opens directly to the garden through double doors.

The ground floor also includes a versatile reception room, which can serve as a fifth bedroom. This room boasts high ceilings and lovely garden views. Adjacent to this is an inner hall with a door leading to the front, a downstairs W/C, and a utility room, making it perfect for conversion into a separate annexe.

Ascending to the first floor, you'll find a spacious landing with a linen cupboard. The dual aspect principal bedroom features a charming fireplace and offers far-reaching views to the front and serene garden views to the rear. The second bedroom is generously sized, with original fitted cupboards and rooftop views of the city. The family bathroom on this level includes a walk-in spa bath and shower, complemented by a separate W/C.

The second floor presents a reception landing, ideal for a home office, flooded with natural light and offering a green outlook through the rear window. There are two additional bedrooms on this floor: one with a large velux window and ample storage space in the open eaves, and another sizeable double bedroom with a deep storage cupboard and lovely views over Brighton and the rooftops.

Externally, the private driveway provides off-street parking and leads to a garage with a rear door that opens to the garden. The sunny west-facing rear garden extends approximately 110 feet, primarily laid to lawn with mature shrubbery and a wild garden area.

Situated in a particularly pleasant, quiet, and sought-after residential location, Colebrook Road is convenient for local amenities in Valley Drive and Eldred Avenue. The excellent Westdene School is nearby, and Preston Park station is within one mile.

This charming Edwardian home offers a blend of period features, spacious living, and excellent potential for further development. Don't miss the opportunity to make it your own.



- Substantial semi detached period home
- Exceptionally spacious and versatile family accommodation
- Four/Five bedrooms
- Lovely large mature and sunny gardens
- Must be viewed
- Pleasant and favoured residential setting
- Two/Three separate reception rooms
- Considerable potential for enlargement and improvement (STNPC)
- Private driveway and garage

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

COLEBROOK ROAD

Approximate Gross Internal Area = 188.14 sq m / 2025.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

