

First Floor Flat 18 Coleridge Street

Hove BN3 5AD

Asking Price Of £260,000

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- MODERN BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- SHARE OF FREEHOLD
- OWNERSHIP OF THE LOFT SPACE
- NO ONWARD CHAIN

An elegant first floor apartment forming part of an attractive bay fronted Victorian property, offering generously proportioned and beautifully balanced accommodation throughout.

This delightful home features a well-appointed double bedroom, a contemporary bathroom, a separate fitted kitchen, and an impressive living/dining room providing a superb space for both everyday living and stylish entertaining.

Further enhancing the appeal is ownership of the loft space, offering excellent storage or future potential for a loft conversion (subject to the necessary consents), along with a share of the freehold. The property is offered to the market with no onward chain, ensuring a smooth and uncomplicated purchase.

Situated within the highly coveted Poets Corner district, this exceptional apartment enjoys a prime location just a short stroll from Hove mainline station, offering excellent transport links, as well as the vibrant seafront with its array of amenities.

FIRST FLOOR

ENTRANCE HALL Hatch to loft space, radiator.

KITCHEN Well fitted, incorporating sink with drainer, adjacent workspace with cupboards and drawers under, matching eye level wall cupboards, 4 ring gas hob with extractor over, oven, space for fridge/freezer and washing machine, 'Worcester' gas fired boiler, tiled splashback and tiled floor, UPVC double glazed window, radiator.

LIVING/DINING ROOM UPVC double glazed bay window, feature fireplace, radiator.

BEDROOM UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with shower over, glazed shower screen, wash hand basin, low level w.c, UPVC double glazed window, tiled walls and floor.

OUTGOINGS

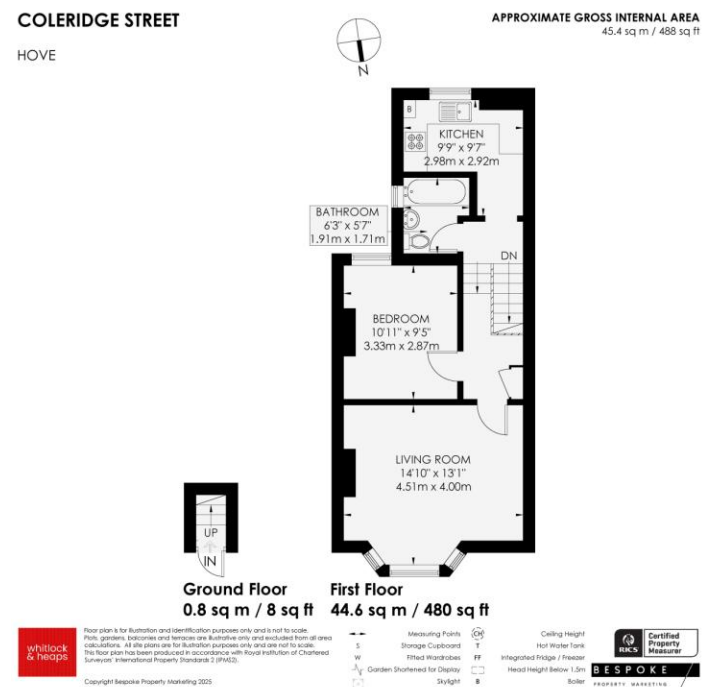
SHARE IN THE FREEHOLD

REMAINDER OF 999 YEAR LEASE

Maintenance is on an adhoc basis.

Council Tax Band B (taken from the government website, 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.