



3 Colebrook Road
Brighton, BN1 5JH

Guide price £900,000

What makes this property particularly compelling is the sheer size and configuration of the plot. The house sits on a large, secluded garden that offers far more than just outside space for a family buyer. The plot presents genuine scope for those looking to explore the possibility of creating an additional dwelling, bungalow or self contained unit, subject to planning. For developers, builders or buyers with a long term vision, this is a rare chance to secure a well proportioned home with a valuable secondary angle that could significantly enhance future value.

The garden is mature, private and extensive, with the width and depth to create a real sense of space and separation. From a development perspective, the plot is the standout feature here. Opportunities like this are increasingly hard to find in established Brighton residential locations, particularly where there is already a substantial existing house in place alongside land that appears to offer further potential. Whether a buyer is looking to maximise the site, create accommodation for multi generational living, or simply secure a home with long term upside, this is a property with genuine versatility.

The main house itself is a substantial and characterful family home extending to over 2,100 sq ft and offering generous, flexible accommodation arranged over three floors. Internally, the property provides excellent room proportions, with three separate reception areas giving buyers a variety of options for formal living, family living, dining, working from home or additional bedroom space if required.

The ground floor offers a welcoming layout with a spacious principal living room to the front, a separate reception room that could work equally well as a study, snug or additional bedroom, and a fitted kitchen leading through to a bright dining room overlooking the garden. There is also a further ground floor bedroom and shower room, which adds an important layer of flexibility for guests, older relatives, independent teenagers or those seeking annexe style potential within the main house.

On the upper floors, the house continues to impress with well balanced bedroom accommodation. The first floor provides two particularly generous double bedrooms alongside a family bathroom, while the top floor adds two further bedrooms, creating a layout that works extremely well for larger families. The overall feel is of a home that has evolved to offer adaptable living space, with scope for a buyer to modernise, reconfigure or simply enjoy the size and layout as it stands.

Externally, the property benefits from off street parking, an integral garage and a deep frontage, while the rear garden is the true focal point, expansive, private and full of promise. It is this combination of an established family home and a plot with possible development prospects that makes the property so unusual and appealing.

Overall, this is a home that will attract a wide range of buyers. For families, it offers size, flexibility and a wonderful garden. For builders and developers, it offers a rare site with exciting future potential. For those thinking long term, it is a chance to buy not just a home, but an opportunity.

3 Colebrook Road, Brighton
Potential development opportunity, subject to the necessary consents.

- A rare opportunity to acquire a house set within a substantial plot in Brighton, which may appeal to buyers, developers and investors looking to explore future development potential, subject to planning permission.
- The site is not located within a conservation area.
- The site is not located within the South Downs National Park.
- Brighton & Hove City Plan Policy CP1 Housing Delivery supports the efficient use and development of land across the city to help meet housing needs, which may be a positive consideration for purchasers looking at the future potential of the site.
- Brighton & Hove City Plan Policy CP14 Housing Density supports residential development at an appropriate density on a case by case basis, particularly where

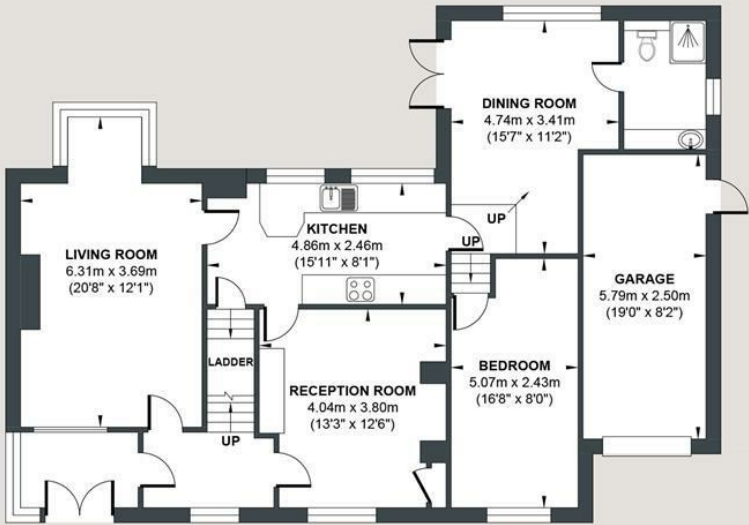


- Exceptional semi detached family home on a rare double width plot
- Ideal opportunity for developers, builders or long term investors
- Five bedrooms including a ground floor bedroom with shower room nearby
- Spacious kitchen leading through to a bright garden facing dining room
- Off street parking and integral garage
- Significant potential to build an additional dwelling, subject to planning
- Over 2,100 sq ft of flexible accommodation across three floors
- Three separate reception rooms offering versatile living space
- Large mature rear garden with a private and secluded feel
- £900,000 - £935,000

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

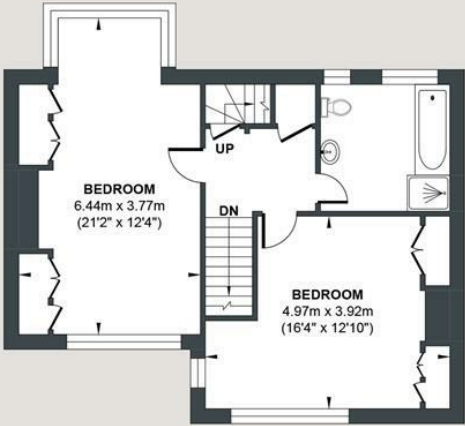
COLEBROOK ROAD

Approx. Gross Internal Floor Area = 196.44 sq m / 2114.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



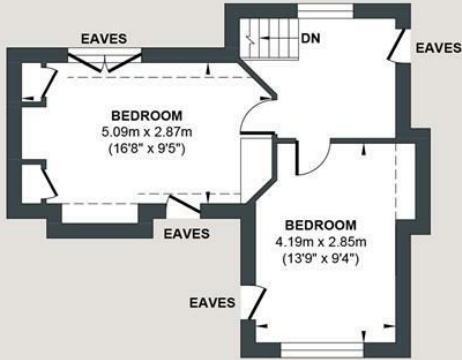
GROUND FLOOR

Approximate Floor Area
1156.90 sq ft
(107.48 sq m)



FIRST FLOOR

Approximate Floor Area
591.04 sq ft
(54.91 sq m)



SECOND FLOOR

Approximate Floor Area
366.51 sq ft
(34.05 sq m)



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All measurements are approximate

