



50 Colbourne Road

Hove BN3 1TB

Asking Price £850,000

- STUNNING FAMILY HOME
- RECENTLY EXTENDED AND REFURBISHED
- DESIRABLE LOCATION
- MASTER BEDROOM WITH ENSUITE
- 3/4 BEDROOMS
- FAMILY BATHROOM
- STUDY
- LIVING ROOM ONTO BALCONY

A stunning family home that has undergone an extensive back-to-brick refurbishment, offering beautifully presented and versatile accommodation arranged over four floors.

This bright and immaculately finished property provides flexible three/four bedroom living. The lower ground floor features a spectacular open-plan kitchen and dining room, complete with bi-fold doors opening onto a south facing garden perfect for modern family living and entertaining.

The ground floor comprises a south-facing living room with access to a terrace, along with a separate reception room that could also serve as an additional bedroom.

On the first floor, there are two generous double bedrooms, a study, and a contemporary family bathroom. The top floor is dedicated to an impressive principal bedroom suite, featuring an ensuite shower room.

Ideally situated in this highly desirable location, the property is just a few minutes' walk from the vibrant Seven Dials area. Brighton mainline station is easily accessible, along with the city centre and its wide range of amenities.

LOWER GROUND FLOOR

KITCHEN/DINING ROOM A stunning space with bi-fold doors opening onto the south facing garden. Incorporating sink with mixer tap, adjacent work surface with extensive range of cupboards and drawers under, matching eye level wall cupboards. Island with breakfast bar and inset ceramic hob and internal extractor, eye level 'Bosch' double oven, separate microwave, integrated fridge and freezer, washing machine and dishwasher. Wine fridge and rack, underfloor heating, cupboard housing gas fired boiler.

GROUND FLOOR

ENTRANCE HALL Radiator, stairs to first floor.

CLOAKROOM Comprising low level w.c., wash hand basin.

LIVING ROOM South facing with UPVC double glazed windows, radiator, door to:

SOUTH FACING TERRACE

RECEPTION ROOM/BEDROOM 4 UPVC double glazed bay window, radiator.

FIRST FLOOR

BEDROOM 2 Feature fireplace, UPVC double glazed bay window, radiator.

BEDROOM 3 Feature fireplace, UPVC double glazed window, radiator.

STUDY UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath with mixer tap and telephone style shower attachment, separate shower over, glazed shower screen, sink with cupboard under, low level w.c., radiator and towel rail, UPVC double glazed frosted window.

TOP FLOOR

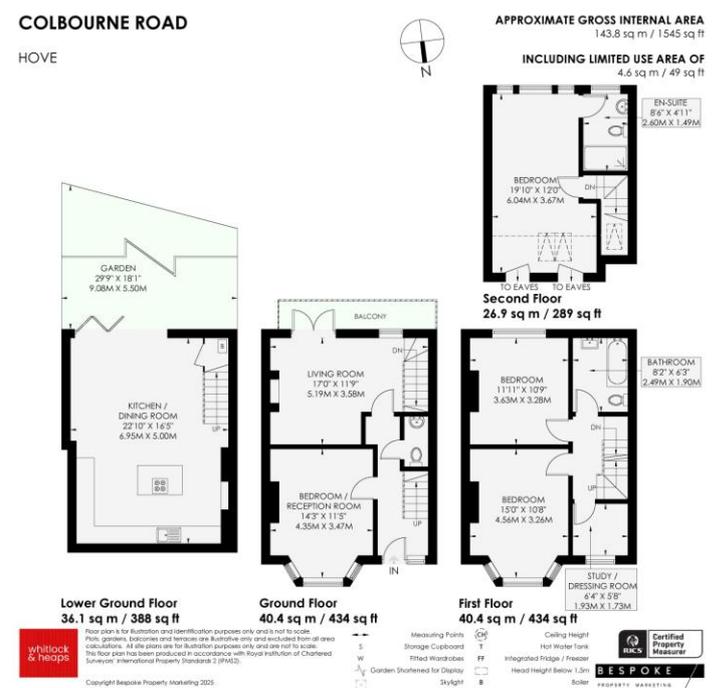
MASTER BEDROOM Two velux windows, eaves storage, UPVC double glazed windows, radiator.

ENSUITE SHOWER ROOM Comprising walk in shower with tiled surround, wash hand basin with drawer under, low level w.c., heated ladder style towel rail, UPVC double glazed window.

OUTSIDE

SOUTH FACING GARDEN Paved with flower borders, gate offering rear access.

Council Tax Band D as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.



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