

Coleridge Street, Hove

East Sussex

Asking Price £260,000



## Coleridge Street, Hove

Located in the popular Poets Corner area, just north of Portland Road. A well-presented ONE BEDROOM VICTORIAN GROUND FLOOR APARTMENT with a SOUTH-FACING REAR GARDEN. Sold with NO ONWARD CHAIN.

Encompassing the entire ground floor of a Victorian terraced house, this property has good room proportions. At the front of the building, there is a bright, spacious lounge with a large bay window. The separate kitchen offers plenty of built-in storage and is located to the rear with access to the garden, along with a bathroom complete with a classic white suite and a shower over the bath. The bedroom is a good-sized double room and has the added benefit of fitted wardrobe space.

The south-facing private paved garden offers lots of potential to create a relaxing and entertaining space.

### The Local Area

Conveniently situated on a quiet road in the heart of Poets Corner, Coleridge Street has easy access to a wide variety of restaurants, bars, and shopping facilities on Portland Road, Blatchington Road, and Church Road.





Local friendly pubs such as Poets Smoke and Ale House, Ancient Mariner, and the Exchange, offer a wide selection of drinks and food options, and are a popular choice when it comes to Sunday lunches. This west Hove home benefits from plenty of public transport to all parts of Brighton and out to Devil's Dyke. Local Aldrington Station is a short walk away, while Hove mainline train station with its convenient routes to Brighton, London, and Gatwick is approximately a quarter of a mile away. The bustling café culture, shops, and restaurants of Church Road are all easily accessible. The city is a hive of leisure and fitness activities, with the seafront awash with new sports facilities including racquet sport courts, volleyball, petanque, bowls and a skate park.

#### **Further Information**

Coleridge Street is situated in parking zone R. The council tax band is B, which is currently charged at £2,006.23 for 2026/27.

EPC rating - C Council Tax - B Parking - Zone R

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

#### **TENURE & OUTGOINGS**

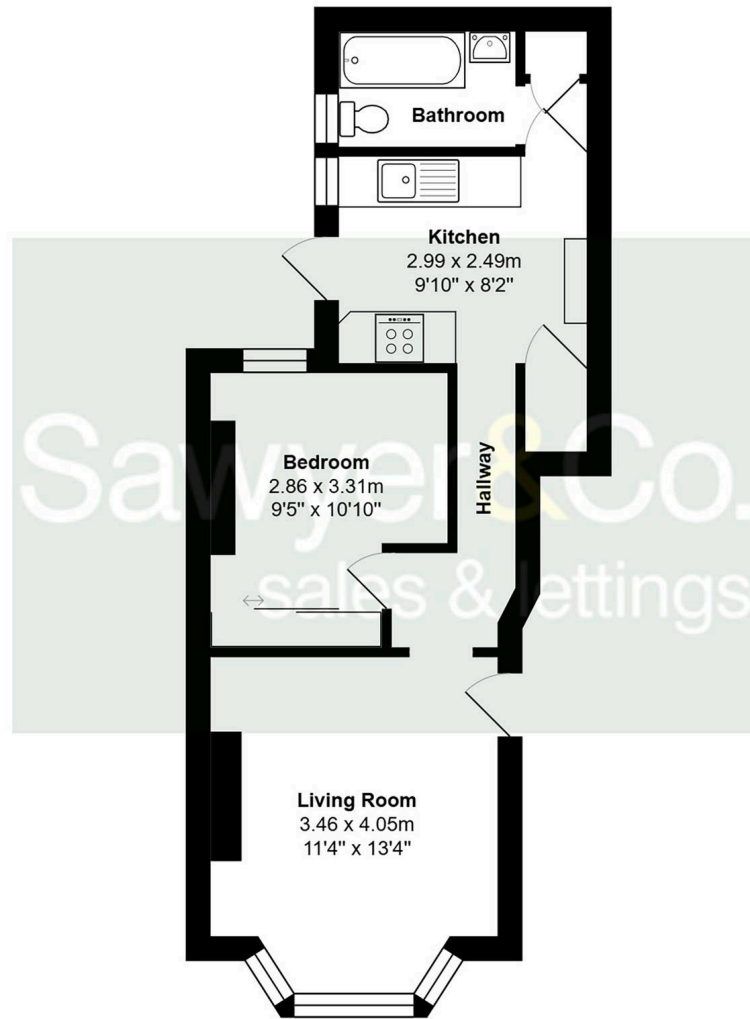
Tenure: Share of Freehold

Unexpired term on lease - 954 years

Service Charge - no regular contributions

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 38.6 m<sup>2</sup> ... 415 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.