



First Floor Flat 18 Coleridge Street

Hove BN3 5AD

Guide Price £220,000 - £240,000

- 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.

For digital marketing purposes AI images have been used for inspiration.

COLERIDGE STREET
HOVE

APPROXIMATE GROSS INTERNAL AREA
45.4 sq m / 488 sq ft



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		

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