

# 2 Colbourne Road

Hove, BN3 1TA













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## *Offers over £700,000*

**GUIDE PRICE £700,000 - £750,000 **

A substantial and characterful four bedroom end of terrace family home, ideally positioned on the ever popular Colbourne Road in central Hove, just moments from Seven Dials and St Ann's Well Park.

Offering approximately 1,313 sq ft of well balanced accommodation across two floors, the property provides ample scope for further improvement and enlargement, subject to the necessary planning permissions. Several neighbouring homes on the road have successfully extended into the loft to create additional bedrooms and bathrooms, presenting an exciting opportunity for a growing family to add further value and space over time.

The ground floor currently comprises a generous bay fronted sitting room, a separate bedroom/study, a useful cloakroom/WC and an impressive open plan kitchen/dining room to the rear with direct access onto the garden.
On the first floor are three further bedrooms and a large family bathroom. The home retains an attractive blend of period proportions and modern touches throughout.

The property is ideally located just moments from Seven Dials, an area renowned for its vibrant community spirit and welcoming local culture. Loved for its independent cafés, bars, and boutique shops, it offers a lively yet friendly atmosphere. Perfectly positioned for commuters, the home is only 0.1 miles (approximately 550 m) from the Seven Dials bus stops and 0.4 miles (around 0.65 km) from Brighton Train Station. Several highly regarded primary and secondary schools are also within easy reach.

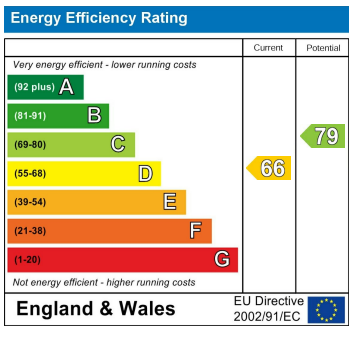
Nearby St Ann's Well Gardens provides a wonderful green open space for families, dog walkers and outdoor leisure, further enhancing the appeal of this sought after Hove location.

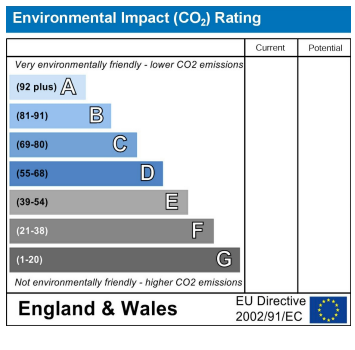







Approximate Gross Internal Area = 121.98 sq m / 1312.97 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.




Pearson Keehan