

# 92 Coleridge Street

Hove, BN3 5AA

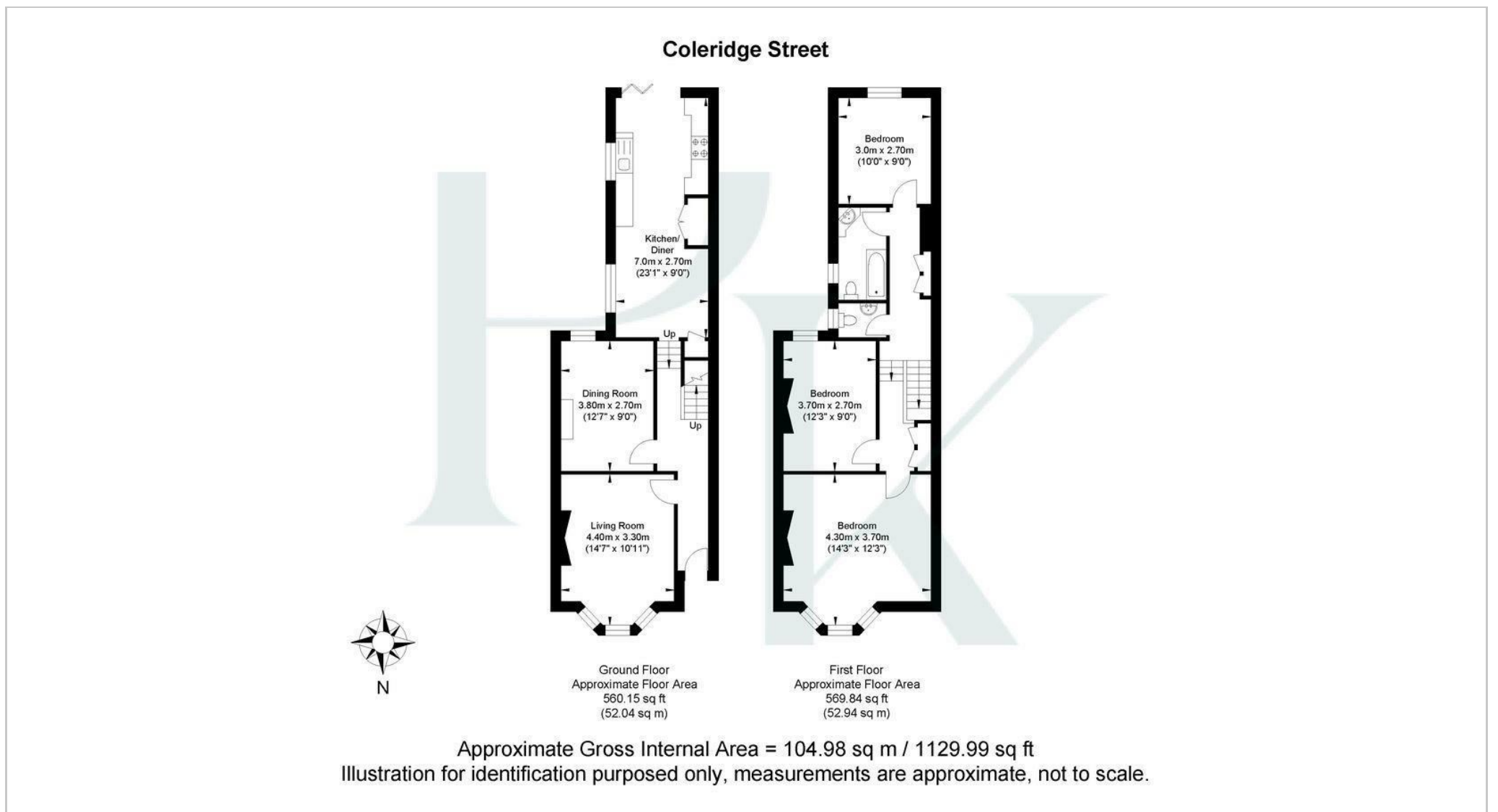
**Asking price £650,000**

This beautifully presented, three bedroom, period home offers a stylish blend of character features and contemporary design, in the ever popular Poet's Corner district.

Offering a larger footprint than the typical Poets Corner home and thoughtfully arranged over two floors, this property extends to approximately 1,130 sq ft of stylish accommodation. It exudes character throughout, featuring high ceilings, warm wooden flooring, and charming feature fireplaces. The ground floor features a striking bay-fronted living room with dark décor, a stunning fireplace, and bespoke shelving, creating a warm and inviting space. To the rear, there is a separate dining room and a stylish kitchen/dining room, finished to a high standard with sleek cabinetry, stone worktops, and ample natural light from large windows and bi-fold doors. These open directly onto a low-maintenance, south-facing rear garden, ideal for entertaining and family living.

Upstairs, the property provides three well-proportioned bedrooms arranged around a central landing, along with a modern family bathroom. The principal bedroom spans the full width of the house, featuring a bay window and elegant fireplace, while the additional bedrooms offer flexibility for children, guests, or home working. The layout is practical and well-balanced, making excellent use of the available space. The property also boasts the potential to extend to the loft space (STNC), creating further a further bedroom(s) and bathroom if desired.

Situated in the highly sought-after Poet's Corner area of Hove, the property benefits from a vibrant neighbourhood. Poet's Corner offers a fantastic range of local coffee shops, independent stores and pubs, along with easy access to Hove railway station and Hove seafront. Well-regarded schools are also nearby, making this an ideal location for families and professionals alike.



Energy Efficiency Rating	
Current	Potential
	<b>82</b>
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>	

Pearson  
Keehan