



Coleridge Street, Hove, BN3 5AA
£700,000 - £725,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A bright and well-proportioned four-bedroom terraced house arranged over three floors, positioned in this highly sought-after Poets Corner location on Coleridge Street. The property is presented in excellent decorative order throughout and benefits from a private rear garden.





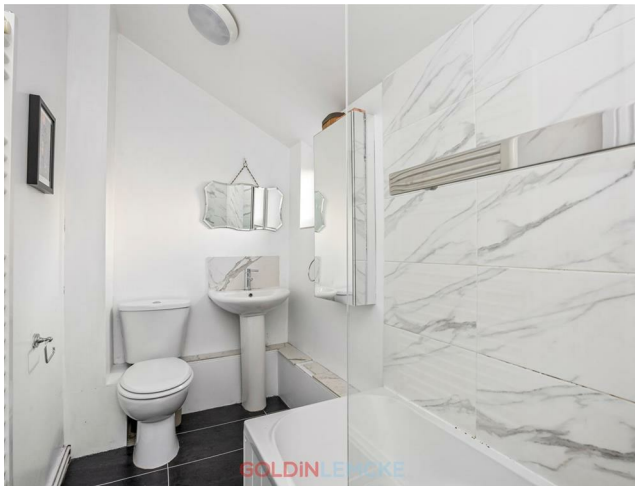
Further Information

The house is approached via an entrance hall with useful bespoke understairs pull-out storage. To the front, there is a generous living/dining room with a south-facing bay window and wood burner, creating a naturally light and comfortable main living space. To the rear, a well-fitted kitchen provides direct access out to the garden, while a bathroom with a window overlooking the rear garden completes the ground floor.

To the first floor, there are three double bedrooms, including a large front bedroom with a bay window and excellent built-in storage. The top floor has been recently converted to create a superb double bedroom with en suite shower room and windows to both the front and rear, allowing plenty of natural light.

Outside, the rear garden is mainly laid to lawn with a raised decked seating area at the back, providing a great space for outside seating and entertaining.

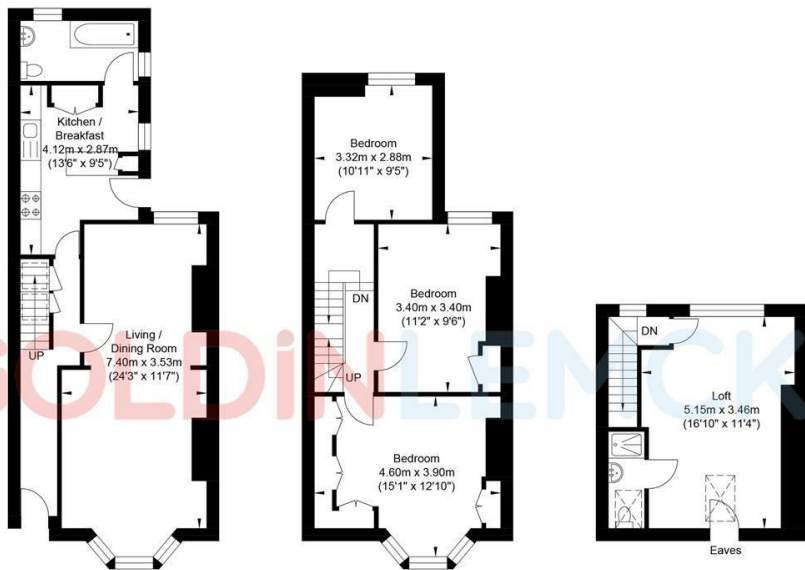
Coleridge Street sits in the heart of Poets Corner, one of Hove's most popular residential areas, well positioned for a wide range of local shops, cafés and amenities along Portland Road, excellent local schools, Hove station, and the seafront.



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Coleridge Street



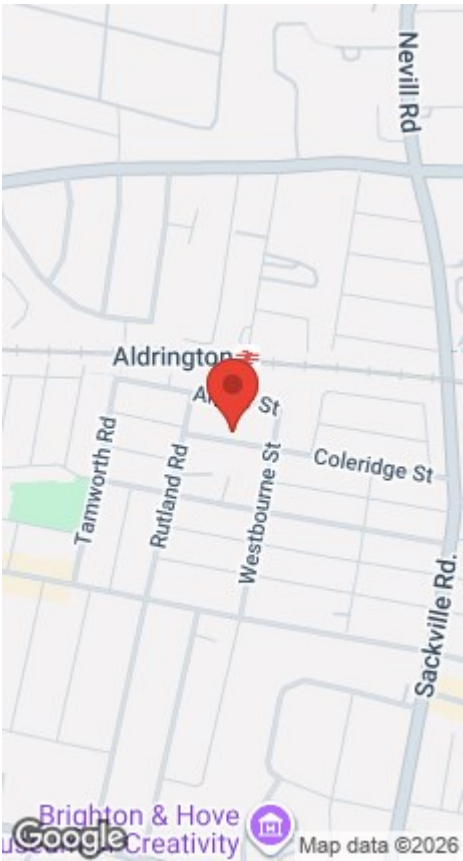
Ground Floor
Approximate Floor Area
521.40 sq ft
(48.44 sq m)

First Floor
Approximate Floor Area
476.19 sq ft
(44.24 sq m)

Second Floor
Approximate Floor Area
251.12 sq ft
(23.33 sq m)

Approximate Gross Internal Area = 116.01 sq m / 1248.71 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 71 | 80 |
| England & Wales | | EU Directive 2002/91/EC |

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