



## 36 Colbourne Road, Hove, BN3 1TB

Offers in excess of £685,000 Freehold

Positioned at the western end of Colbourne Road, this IMPRESSIVE 1920's home stands apart from its Edwardian neighbours, offering a WONDERFUL OPPORTUNITY to acquire a spacious, BAY-FRONTED period property. Thoughtfully extended, the house includes additional accommodation in the loft which currently features two extra bedrooms but could easily be reconfigured into a luxurious master suite adjoining to the existing shower room. Viewings are highly recommended. Energy Rating: C70

Spanning three floors, the property benefits from gas-fired central heating and replacement uPVC double-glazed windows with leaded light detailing at the front. It comprises 4 bedrooms, a nursery / study and a family bathroom, providing flexible living space. The ground floor features a welcoming reception area with built-in cabinetry flanking the chimney breast, while the rear dining space seamlessly flows from the well-appointed kitchen—ideal for entertaining and family living. The kitchen includes built-in cooking appliances and space for a fridge/freezer, washing machine and dishwasher. The kitchen and separate pantry can be accessed from the entrance hall whilst the dining space features double doors that open onto the exceptional rear garden.

A key highlight of this home is its unusually large, flat, south-facing garden—a rare find for period properties in this central location. Beautifully landscaped, it boasts mature trees and shrubs along with a generous lawn, a raised decked patio and two garden sheds. It also benefits from having gated access at the rear of the garden to a path leading from Colbourne Road - ideal for removing garden waste and bike storage.

Colbourne Road is situated in the highly desirable Highdown/Lyndhurst district, between Osmond Road and Montefiore Road, close to the popular St. Ann’s Well Gardens. It is within easy reach of Seven Dials, which offers an excellent selection of boutique shops, restaurants and bars. Both Brighton and Hove city centres are close by, as are Brighton and Hove stations—perfect for commuters. The seafront is a 15 minute walk. Additionally, Montefiore Road at the end of the street provides convenient local shops for everyday essentials.

**Total approx floor area**  
97.8 sq.m. (1053 sq.ft.)

**Council tax band D**

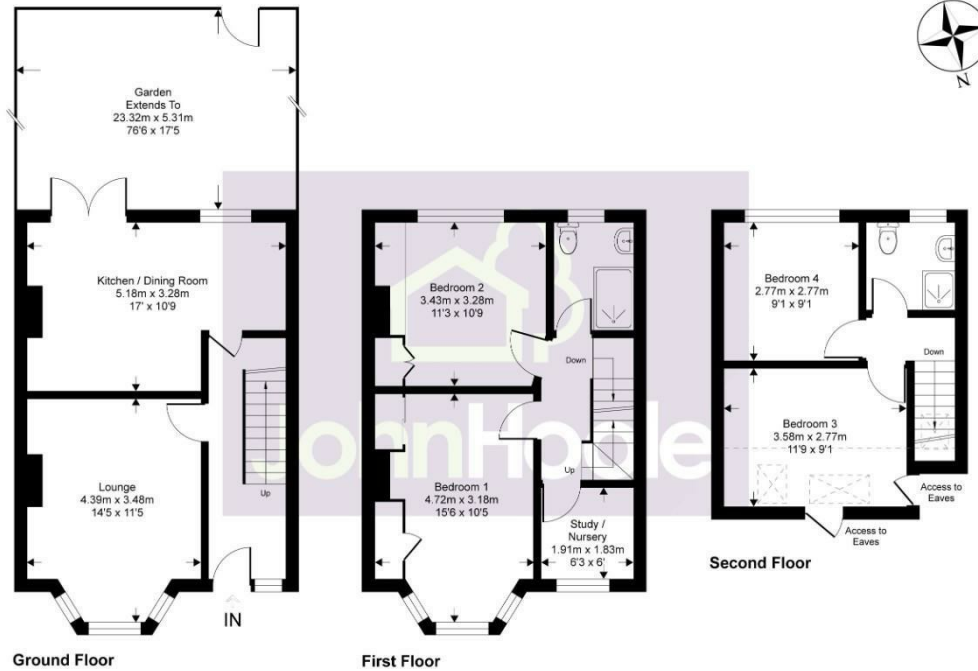
**Parking zone O**





## Colbourne Road, BN3

Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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### IMPORTANT

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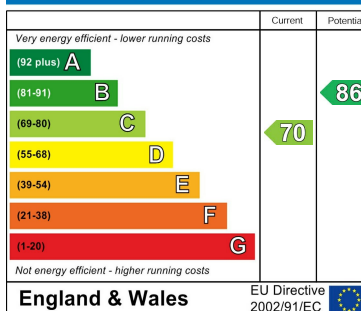
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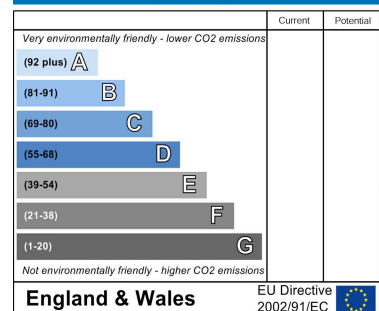
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Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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