

Coleman Street

Brighton

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Coleman Street, Brighton

£600,000

3

BEDROOM

1

BATHROOM

1

RECEPTION

About the property

GUIDE PRICE £600,000 - £650,000

Lextons are delighted to offer to market this spacious, light, bright and stylish Hanover home. Located 3 streets up from 'The Level', this home is laid out over 3 floors, with 3 double bedrooms. There is plenty of character, a west facing garden and plans already in place to convert the loft space into another bedroom if required.

Coleman Street is a popular residential street located in the heart of bohemian Hanover. This tastefully finished family home has been the subject of much improvement by the current owners. The versatile accommodation is arranged across three storeys and has been immaculately presented. The top floor is arranged as two double bedrooms, with the principal bedroom to the front being particularly impressive. The ground floor is home to the family bathroom, which has been fitted with a contemporary suite, and the third bedroom which is currently used as a study. The lower ground floor is the real heart of this home; this fantastic open-plan space comprises the kitchen/breakfast room at one end with a separate utility room and cosy lounge area to the other with large windows and doors overlooking the rear patio garden.

Situated in this sought after location close to local shops and convenient for bus services to the City centre and Universities. There is easy access to good local schools, the main line railway station and City centre. Hanover is a fantastic community which families and professionals love, ideal for a commuter as the station is under a mile away. You are never far away from a good pub or even the delightful shops of Brighton's popular North Laines.

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		
England & Wales	EU Directive 2002/91/EC	

Don't miss out, call our Sales team
arrange a viewing appointment:

01273 359 111

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Lower Ground Floor

Ground Floor

First Floor



Approximate gross internal floor area 110.9 sq m/ 1193.8 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purpose only.

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