

# Colbourne Road

## Hove

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COMMERCIAL



# Colbourne Road Hove

£1,600



1

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

This beautifully refurbished one-bedroom garden flat is perfectly positioned in a popular Hove location, just a short walk from Seven Dials and well-connected transport links. Combining period charm with modern finishes, the property has been freshly painted throughout and is ready to move into.

The bright living room features original wooden floorboards and built-in storage, offering a warm and welcoming space. A separate, well-equipped kitchen comes with white goods and a clean, practical layout for everyday use.

The double bedroom is a standout feature, with built-in wardrobes providing excellent storage. French doors open directly onto a private decked terrace, which steps down into the south-facing garden – perfect for a peaceful morning coffee or summer entertaining.

The bathroom includes a full three-piece suite with a bath and overhead shower, and there is also a separate WC. A utility cupboard with a washing machine adds to the flat's practicality.

Outside, the private garden enjoys plenty of sun throughout the day and includes a patio area with built-in wooden seating. A powered shed at the end of the garden offers further storage or potential for a creative workspace.

Situated in a vibrant and sought-after area, the flat is close to local cafés, shops, and restaurants, with Brighton Station and major bus routes nearby – ideal for commuters or anyone looking to enjoy the best of Brighton and Hove.

Early viewing is recommended.

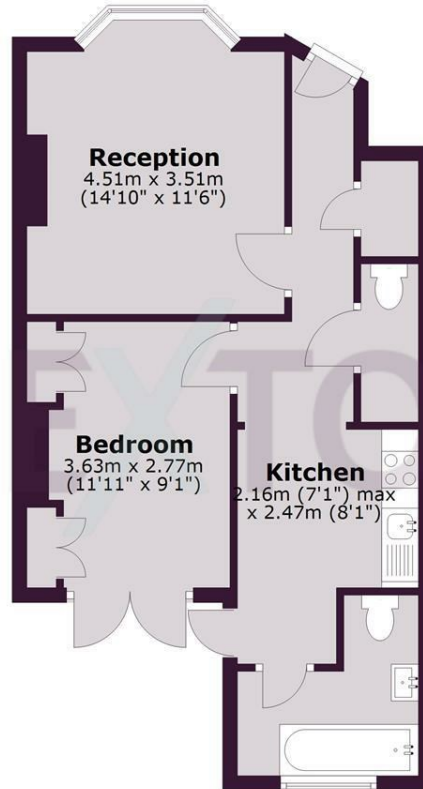




SCAN HERE TO VIEW ALL AVAILABLE PROPERTIES

### Ground Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 43.9 sq. metres (473.0 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	