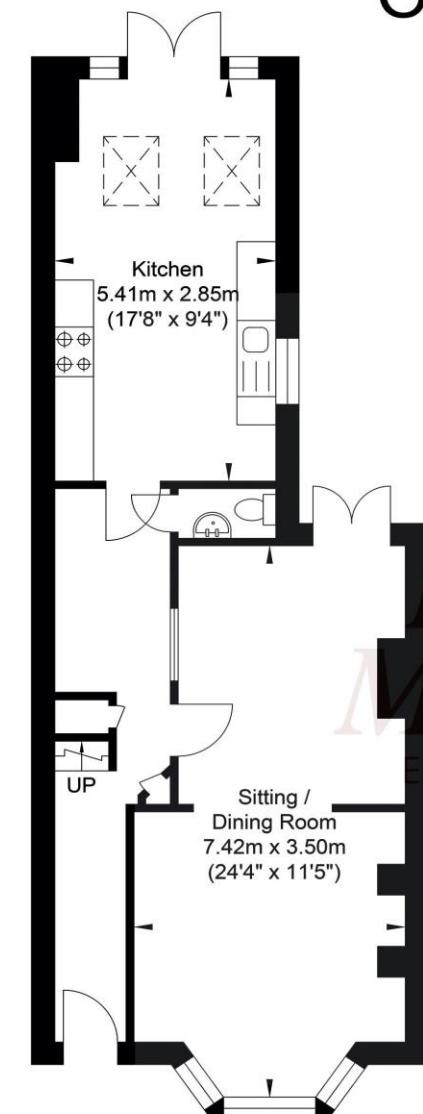
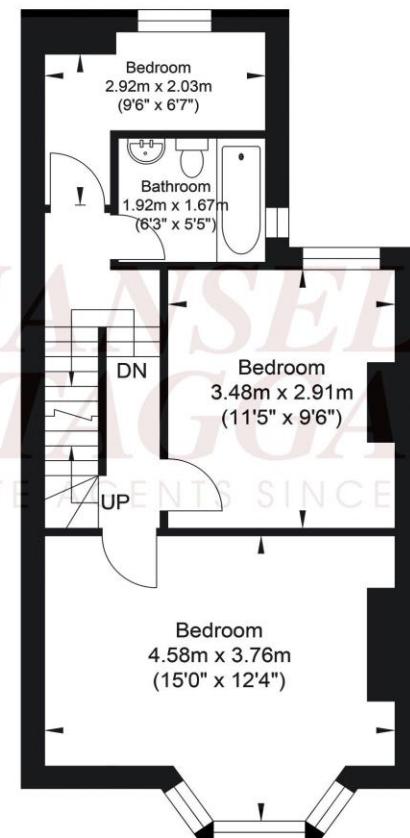


the floorplan...

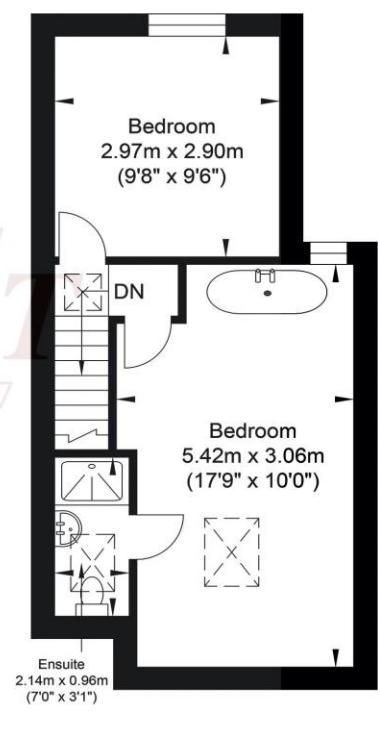
Coleridge Street, Hove



Ground Floor
Approximate Floor Area
531.19 sq ft
(49.35 sq m)



First Floor
Approximate Floor Area
436.79 sq ft
(40.58 sq m)



Second Floor
Approximate Floor Area
312.90 sq ft
(29.07 sq m)

Approximate Gross Internal Area = 119 sq m / 1280.90 sq ft

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

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more details from...

call: Patcham office: **01273 508955**

email: patcham@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947

A simply stunning Four/Five bedroom family home
situated in a prime location and offered to market in
fantastic condition

Offers Over £750,000

Freehold

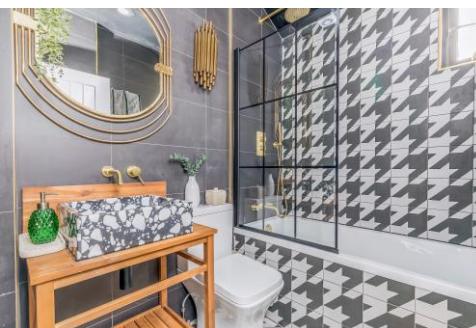
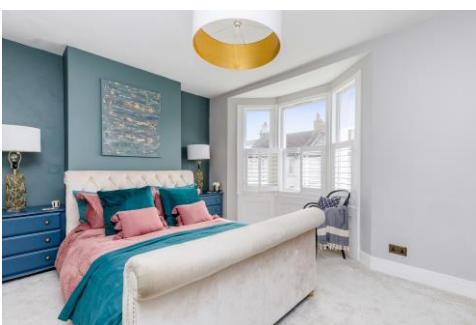
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**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- Four/Five Bedroom Family Home!
- Stunning Condition Throughout
- Potential For Further Enlargement
- Sunny Rear Garden
- Gorgeous Master Suite
- Extended
- Close To Excellent Schools
- Home Office
- EPC - E
- Council Tax - C



*The perfect
family home!*



in more detail...

A wonderful opportunity to purchase a beautifully presented four/five-bedroom family home presented to the market to the highest specification.

The accommodation is set across three floors and the ground floor comprises of:

A large entrance hallway with space for shoes and coats and beautiful flooring underfoot, a spacious living room diner which comfortably houses an eight-to-ten-seater dining table with patio doors taking you out to the rear garden and the gorgeous living room has half shutters within a bay window, space for a double sofa and the feature fireplace and exposed brickwork take centre stage.

A downstairs WC is found in the hallway and to the rear resides the extended kitchen breakfast room, presented in a unique and eye-catching manner the kitchen itself features many integrated appliances, ample wall and base units and lots of preparation space.

The breakfast space has a vaulted ceiling and doors open to the rear garden.

Heading up to the first floor you have two double bedrooms, study/cot room and uber modern family bathroom!



Heading up once more the second floor features a further double bedroom and the most gorgeous master suite complete with en-suite shower room and freestanding bathtub within the room!

Heading outside the rear garden is of very good proportions for the location, composite decking abuts the main home with the remainder laid to artificial lawn with further decking to the rear providing a perfect suntrap.

A further side garden has huge potential to be developed (STPP) To the front there is an attractive tiled approach setting the property back from the road and ample parking is available within the street.

Viewings highly advised.

The location...

Poets Corner is one of the most sought-after areas of the City.

There are a range of popular shops, cafes and gastro pubs all within the immediate area whilst there is easy access into central Hove, the seafront and all the City has to offer.

Aldrington station and Hove mainline station with regular and direct links to London are close by.

worth bearing in mind...

The current owners have paid considerable attention to the décor and flow of the home.

The home is positioned close to excellent schools, shops and transport links!