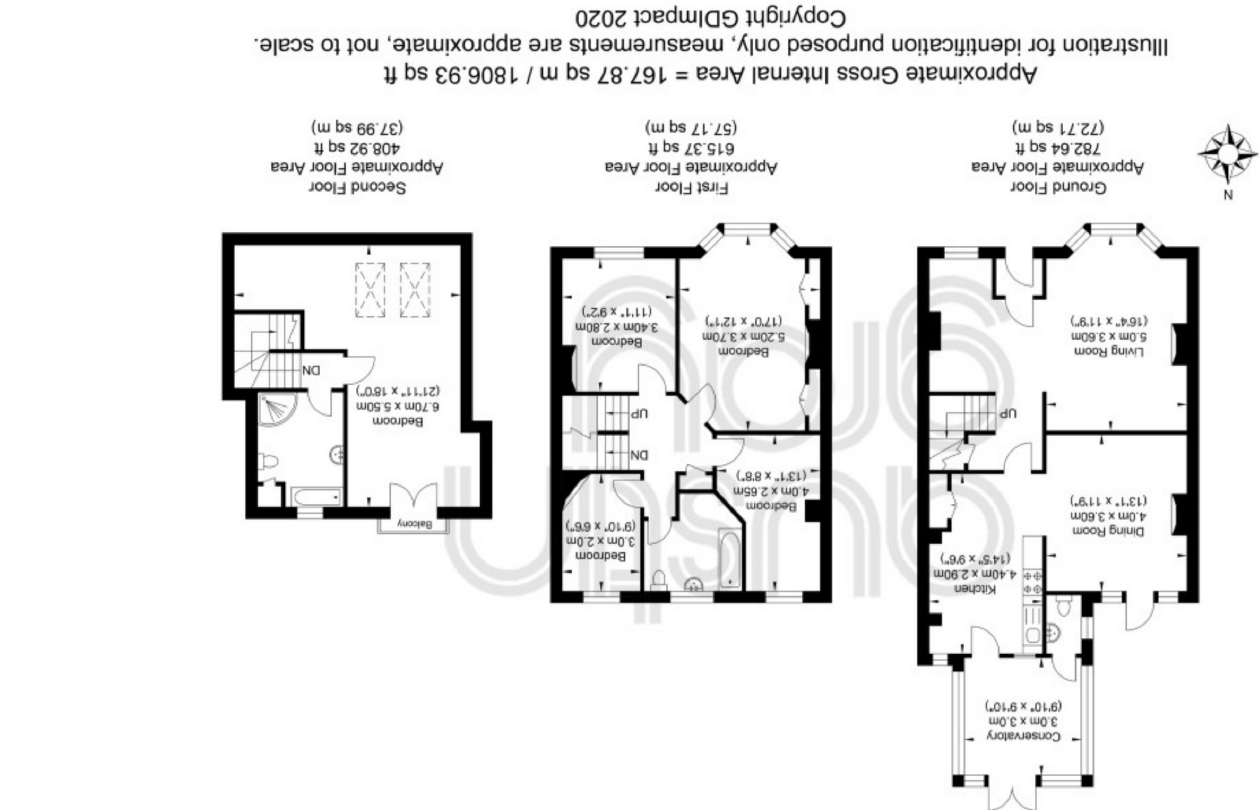




Colbourne Road, Hove



***** Contact us for a Virtual Walk Through Viewing *****

Charming 5 bedroom, double fronted family home over three floors measuring 167 sq mtrs / 1806 sq ft, with a wealth of period features in extremely sought after Seven Dials.

austin gray

For virtual walk through viewing, contact

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Colbourne Road lies adjacent to Montefiore Road and Osmond Road and is within walking distance of the bustling Seven Dials where an array of cafes, delis, restaurants and other entertainments can be found. Schools catering for all age groups are well represented within the local area and Brighton mainline station is a short stroll away to be found in nearby Queens Road. The city centre, seafront and promenade are all easily accessible. Close to St Ann's Well Gardens.

A rare opportunity to buy this impressive double fronted family home built in 1925 with a wealth of original features is brought to the market offering bright and spacious accommodation having been sympathetically enlarged in recent years now providing substantial accommodation spanning three floors and retains a wealth of character and charm as evidenced by many stripped, polished and painted wooden floors and original cast-iron fireplaces. There are two bathrooms, both with freestanding roll top baths, on the ground floor is a spacious open plan, double fronted sitting room which leads through to a kitchen/dining

room, and at the rear of the house is a double glazed conservatory which further leads out into the walled rear garden which further benefits from gated access.

Front door opening entrance vestibule with further glazed door that opens into a bright and open double fronted and sitting room, Cast-iron open fireplace with attractive tiled floral cheeks and hearth, radiators and fitted storage.

Inner hallway, radiator and fitted shelving. Carpeted stairs rise to the first floor landing, storage cupboards and further stairs rising to the second floor.

Kitchen / Dining Room. Kitchen, working services with cupboard storage below, gas hob and electric oven beneath, space and plumbing for the dishwasher, standing space with/freezer and fitted dresser storage. Radiator, wooden floor, double glazed door leading through to the double glazed conservatory built in 2015. Adjacent to the kitchen is the dining room that has another open fireplace and fitted shelving on one side, wooden floor, radiator, glazed door leading out to the rear garden.

Conservatory with pitched double glazed glass roof, power and lighting, radiator, doors lead out to garden. Cloakroom low-level WC wash basin, window to the side

There are four bedrooms located on the first floor, at the front of the house are two bright double bedrooms, both with radiators, cast-iron fireplaces, painted and stripped wooden floors and one with fitted storage.

Located at the rear of the house is a third double bedroom with its painted wooden floor, radiator and

double glazed window which overlooks the rear garden below, whilst the fourth bedroom is also located at the rear of the house with this fireplace, painted wooden floor, radiator and double glazed window overlooking the rear garden.

Family bathroom has a freestanding claw footed roll top cast-iron bath with shower above, pedestal wash basin low-level WC, painted floor, partially tiled walls period radiator shaver point and windows to the rear.

Returning to the first floor landing carpeted stairs rise to a converted attic space. On the landing is a Velux window to the front elevation allowing natural light to the landing and stairwell beneath.

Bright and spacious master bedroom enjoys a dual aspect with its double glazed French doors and Juliet balcony to the rear, whilst to the front elevation are a pair of double glazed Velux windows, access to eaves storage and radiator wooden flooring.

Second bathroom/WC has a freestanding claw footed acrylic bath, wash hand basin and towel rail, low-level WC and large corner shower cubicle with fitted shower above partially tiled walls towel radiator, shaver point, window to the rear and cupboard combination boiler.

Outside.
walled front garden.

Attractive rear garden. Newly decked area with adjacent bike store and log store. Lawned garden flanked by original 1920s brick walled boundaries, wide array of flowering shrub borders, trellis details, and mature ash tree. Further raised newly decked terrace and gated access.



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.