



## Coleman Avenue, Hove

Guide price £1,250,000 to £1,300,000



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# Coleman Avenue, Hove, BN3 5NB

Guide Price £1,250,000 to £1,300,000

A delightful house exuding style, character and craftsmanship, making it a truly unique family home that includes five bedrooms, two bathrooms, ensuite shower room, a west facing garden and ample space for anyone looking for a move in ready home.

As you enter, you are greeted by an impressive entrance hall adorned with elegant ceramic herringbone flooring, complete with underfloor heating for added comfort. This inviting space flows seamlessly into a modern kitchen, featuring stylish gloss units, quartz work surfaces and a matching breakfast bar. The kitchen is equipped with integral appliances, including a fridge freezer, oven, combi oven microwave, dishwasher and a inset halogen hob with a gas burner.

The ground floor boasts two reception rooms, each with its own charm. The front reception room has a feature bay window with fitted shutters and an original working open fireplace, while the rear living room offers stunning views of the west-facing garden, enhanced by Art Deco style aluminium framed French doors that open directly to the outdoor space. A convenient W.C and separate utility room with a drying area complete the ground floor, along with access to a garage that provides ample storage.

On the first floor, the principal bedroom features a characterful bay window with garden views and an ensuite shower room, complete with underfloor heating and a double wash hand basin. A second double bedroom and a third bedroom currently used as an office provide flexibility for various needs. The spacious landing leads to the top floor, where two additional good-sized bedrooms and a separate shower room enhance this versatile layout.

The beautifully landscaped west-facing garden is a true oasis, featuring shaped floral borders, mature shrubs, and a tranquil water feature. The garden also includes a practical heated and insulated office room and raised decking with seating areas, perfect for enjoying the sunshine.

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## Grounds and Garage

This home has a driveway for off road parking and the garage is partitioned to provide bike storage which houses the boiler and the soft water softener.

The wonderful front garden has bespoke matching gates that have been designed to reflect the 1930's style, this property has retained the original path which leads to the open porch and front door, there is off road parking for one vehicle and gated side access. The front and rear gardens have been landscaped with a selection of structural plants, perennials, alpines, annuals and shrubs with various flowering seasons. The rear garden has an excellent selection of ornamental trees include blossoming Amelanchier trees, a mature bay and oak trees, providing privacy and colour all year around.

## Location

Coleman Avenue is ideally positioned for well regarded educational facilities that include West Hove Infant School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. There is a choice of main line train stations, Portslade Station (0.8 miles in distance) and Hove station (1.3 miles away), both have direct links to Gatwick and central London. This excellent and convenient location is close to several parks and recreational areas including Wish Park and Hove Lagoon is also within easy access where you can enjoy water sports and sea front walks with Hove promenade being only a short distance away. Hove promenade is moments away where you will find Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts.

A local parade of shops is nearby in Richardson Road, which includes a Morrison's mini market, butchers, organic grocers, coffee shops, beauty rooms and barbers, a comprehensive range of nearby shops can also be found at the end of the street in Portland Road. There is easy access to Hove's main thoroughfare which offers a wider selection of shops, eateries and independent boutiques. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing access into the city centre.

## Additional Information

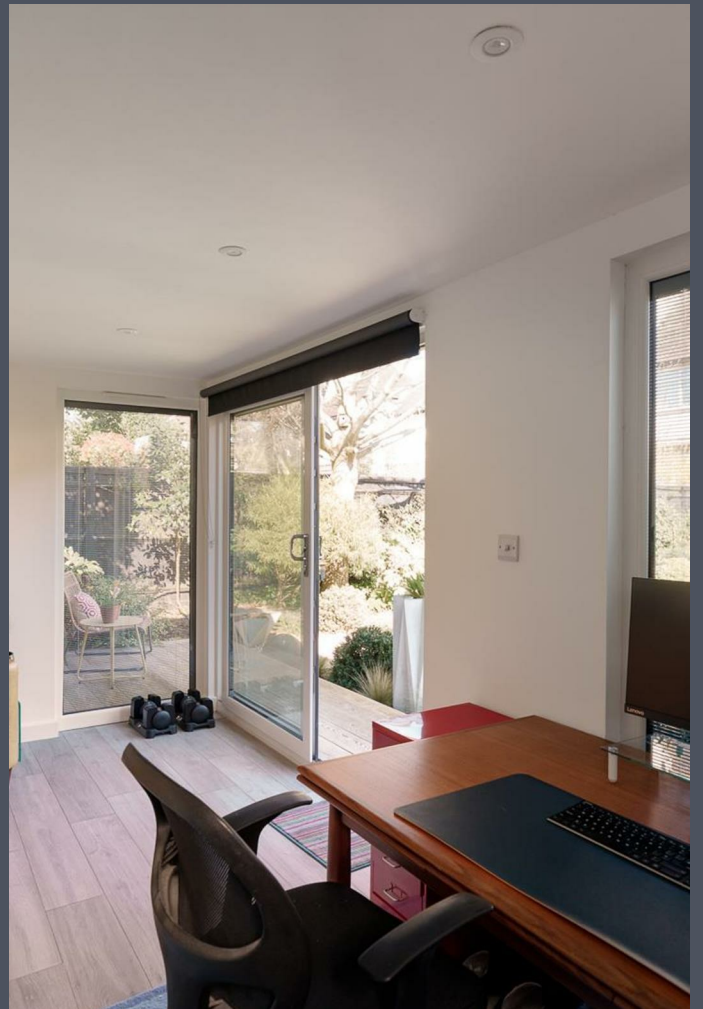
EPC rating: D

Internal measurement: 2,049 Square feet / 190.4 Square metres

Council tax band: F

Parking zone: W



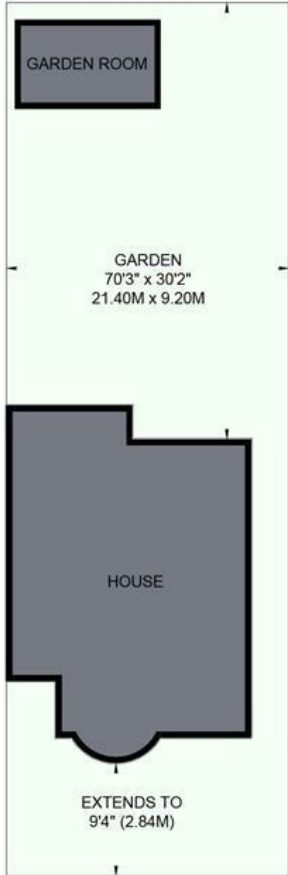


**Approximate Gross Internal Area**

190.4 sq m / 2049 sq ft

**Including Limited Use Area Of**

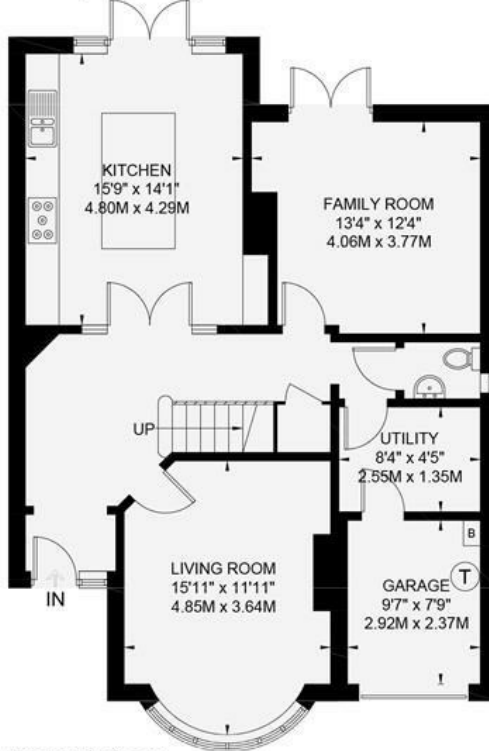
22.8 sq m / 245 sq ft



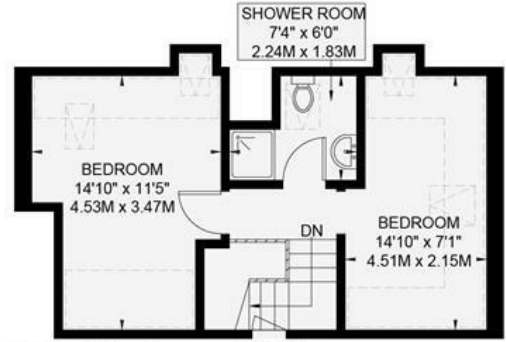
Site Plan



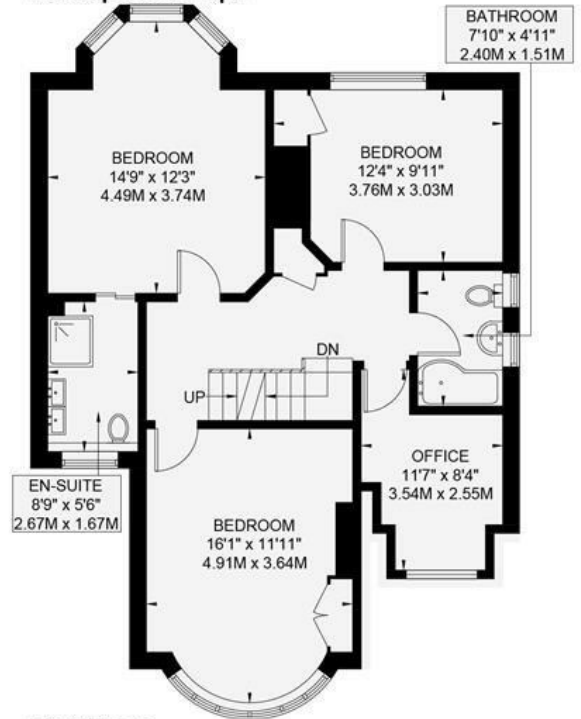
**Garden Room**  
11.6 sq m / 125 sq ft



**Ground Floor**  
83 sq m / 893 sq ft



**Second Floor**  
34.5 sq m / 371 sq ft



**First Floor**  
72.9 sq m / 784 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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	Measuring Points		Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
	Garden Shortened for Display		Head Height Below 1.5m
	Skylight	B	Boiler

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