

11 Coventry Street

Brighton, BN1 5PP

Offers over £675,000

Set on a quiet residential street in the highly regarded Port Hall district, this beautifully presented Victorian home offers well balanced accommodation arranged over three floors, extending to just over 1,100 sq ft, with the added benefit of a landscaped west facing garden and planning permission approved to extend the kitchen via a side return, providing an excellent opportunity to create a larger open plan kitchen and dining space.

The ground floor is centred around an elegant through living and dining room, flooded with natural light from the front bay window and offering generous proportions, high ceilings and original floorboards. To the rear, the kitchen is thoughtfully arranged with ample storage and workspace, opening directly onto the garden and offering clear scope to be extended in line with the approved plans.

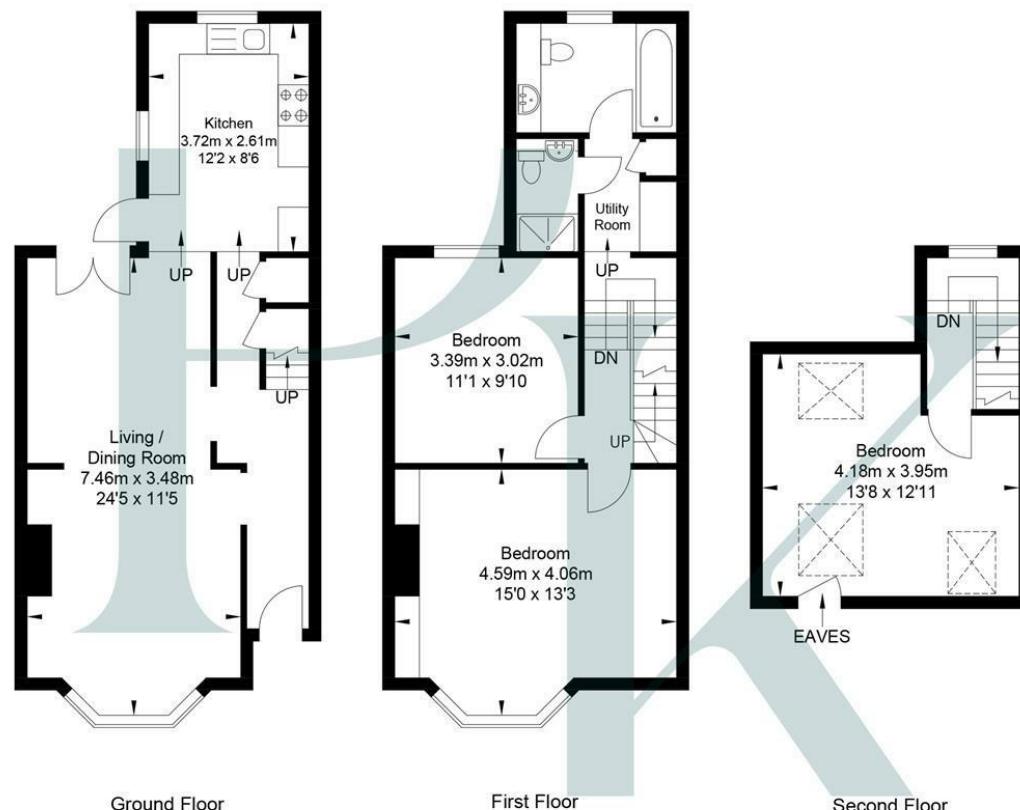
Outside, the private west facing garden has been carefully landscaped with a raised decked terrace and mature planting, creating a secluded and low maintenance outdoor space that enjoys afternoon and evening sun.

The first floor hosts two well proportioned bedrooms, including a spacious principal bedroom to the front with a bay window. Also on this level is a well appointed family bathroom, a separate WC and a particularly rare feature for a property of this type, a dedicated utility room, adding excellent practicality. The second floor is home to a further double bedroom illuminated by rooflights and offering a calm and versatile space, ideal as a guest room, home office or additional bedroom.

Coventry Street is perfectly positioned within one of Brighton's most sought after neighbourhoods. The area is highly regarded for its excellent school catchments, including Stanford Infant and Junior Schools and BHASVIC Sixth Form College, and is also within easy reach of Brighton Girls, Windlesham House and Brighton College. Brighton mainline station is less than a ten minute walk away, providing fast and frequent links to London and Gatwick, while nearby bus routes connect easily to the seafront, Hove and surrounding parks. The green open spaces of Dyke Road Park and St Ann's Well Gardens are close by, and the vibrant Seven Dials, with its independent shops, cafes and amenities, is within comfortable walking distance.



Coventry Street



Ground Floor
Approximate Floor Area
447.67 sq ft
(41.59 sq m)

First Floor
Approximate Floor Area
457.25 sq ft
(42.48 sq m)

Second Floor
Approximate Floor Area
203.11 sq ft
(18.87 sq m)

Approximate Gross Internal Area = 102.94 sq m / 1108.03 sq ft

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan