

41 Coventry Street

Brighton, BN1 5PP

Guide price £800,000

Guide Price £800,000 - £850,000 Located in the extremely sought-after Port Hall District of Brighton, this stunning four bedroom, two bathroom mid-terraced house has been meticulously refurbished by the current owners to provide a superb interior featuring an extended kitchen/dining room leading out to west facing garden.

Serving the ground floor of this immaculate home, you have a spacious bay-fronted through lounge/dining room complete with beautiful herringbone flooring and log-burning stove and at the rear is the exquisitely designed extended kitchen that includes high quality integrated appliances and contemporary bi-folding doors that lead out to the delightful west facing garden.

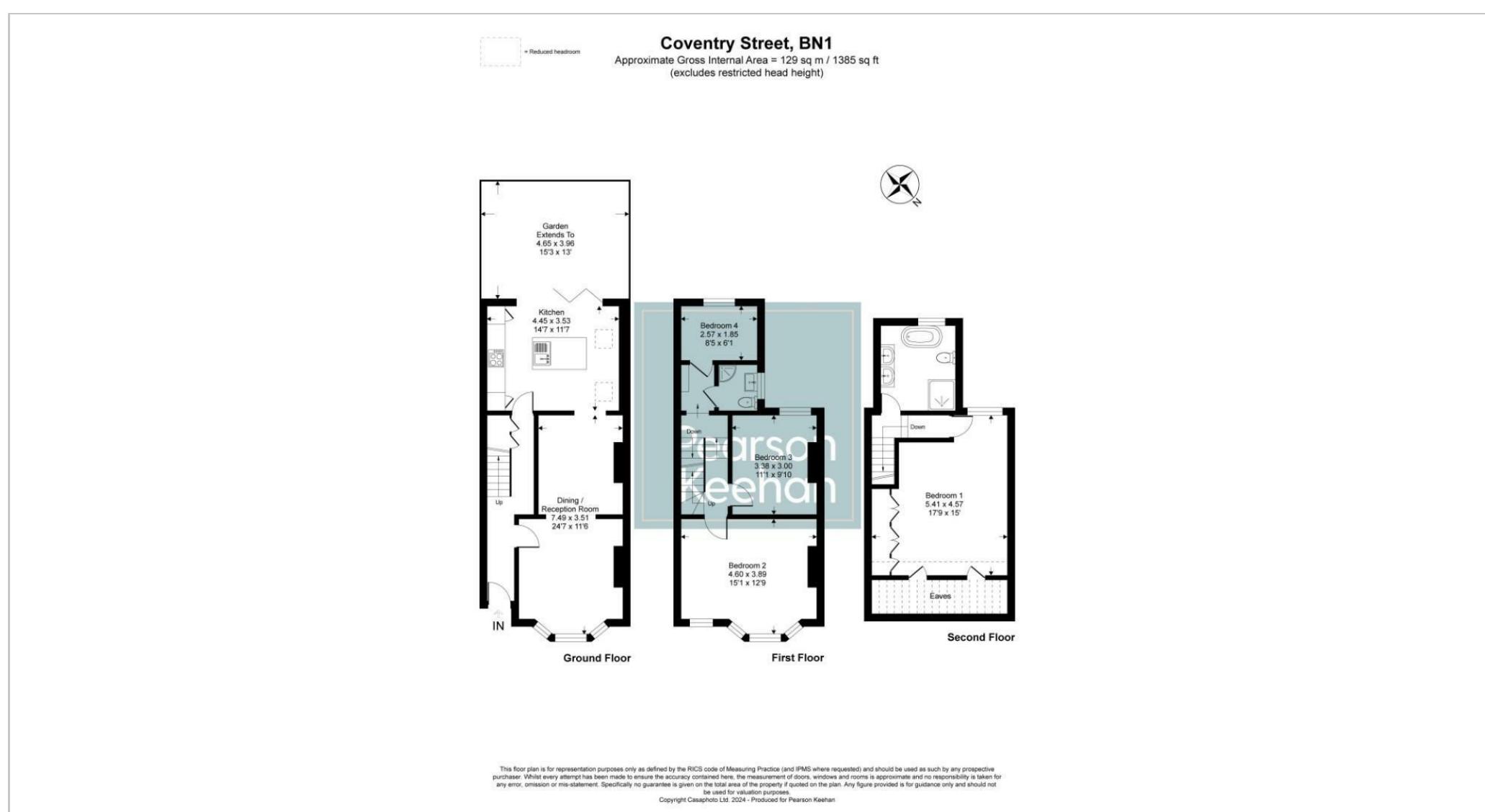
Moving upstairs to the first floor, a stylish shower room can be found along with a two double bedrooms and further single bedroom/home office at the rear overlooking the garden. Completing the accommodation on the top floor is the creatively designed 'L-shaped' dormer that provides an expansive bedroom and luxury family bathroom.

Outside, the west facing garden provides a vast amount of sunshine, perfect for hosting friends and family for the summer barbeques.

Coventry Street is a popular residential address in the sought-after Port Hall district & close to the trendy Seven Dials where you can find a host of favoured coffee shops, supermarkets, pubs and other conveniences. The property's location means you are in the catchment area for the well-regarded Stanford Infant & Junior Schools and BHASIC College is also just around the corner. Brighton Station is less than a mile away & provides direct links to London & Gatwick.

In brief, the house is a fine example of stylish design within a beautiful Victorian property and is located within a fantastic community.

Vendor suited with property they wish to purchase being end-of-chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C	72	
(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