

44 Coleridge Street

Hove, BN3 5AD

Offers in excess of £675,000

An immaculately presented, three-bedroom mid-terraced home, perfectly positioned in the highly sought-after Poet's Corner district of Hove. This superb Victorian house further boasts a delightful south facing garden and is being sold with the added benefit of no onward chain.

Spread across three floors, this stylish property effortlessly combines period charm with modern comforts. The ground floor showcases an elegant, open-plan lounge and dining area, enhanced by a striking bay window that fills the space with natural light, wooden flooring and feature fireplace. At the rear, a charming and elegant kitchen features sleek cabinetry and provides direct access to the sun-filled garden, ideal for entertaining or unwinding outdoors.

Upstairs, the first floor offers two generously sized bedrooms with built-in storage, complemented by a well-designed and spacious family bathroom, with beautiful tiling, separate shower room and free-standing bath. The top floor hosts a spacious third double bedroom with a Juliet balcony and complete with its own en-suite W/C, providing a perfect private retreat.

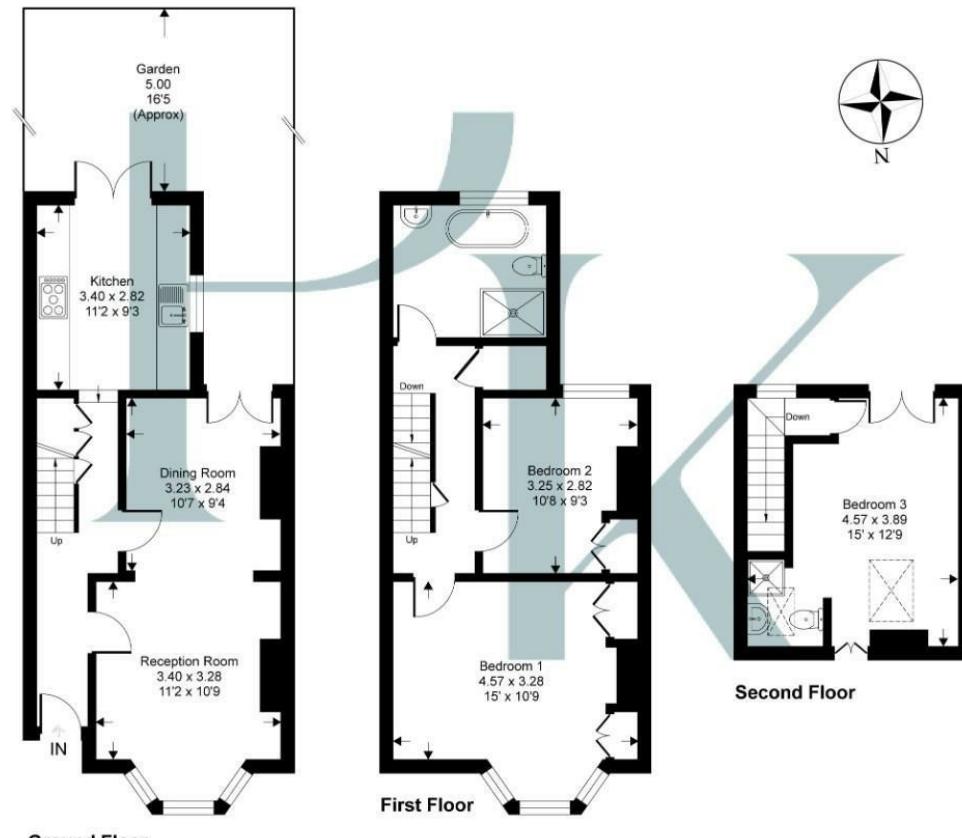
Outside, the south-facing paved garden creates a tranquil setting for al fresco dining or enjoying the afternoon sunshine.

Ideally located, this home is just moments from an array of local amenities, including independent stores, pubs and cosy coffee shops. Excellent transport links are within easy reach, with Aldrington and Hove railway stations close by for convenient access to Brighton, London, and beyond. Families will also appreciate the proximity to several highly regarded primary and secondary schools.



Coleridge Street, BN3

Approximate Gross Internal Area = 99.4 sq m / 1070 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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

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