

## 54 Colbourne Road, Hove BN3 1TB

Offers In Excess Of £875,000

- STUNNING FAMILY HOME
- REFURBISHED AND EXTENDED
- FOUR BEDROOMS
- BEDROOM 5/STUDY
- BEAUTIFUL KITCHEN/LIVING ROOM
- TWO BATHROOMS
- CLOAKROOM
- SITTING ROOM

Whitlock and Heaps are delighted to offer to market this stunning family home that has just undergone an extensive refurbishment programme which included a loft conversion and creating a fabulous open plan kitchen/living room with bi-fold doors leading onto the South facing rear garden. The property has been finished to an excellent standard with versatile four/five-bedroom accommodation arranged over four floors with a separate sitting room and study/bedroom 5. The house also boasts an ensuite shower room to the master bedroom and two further family bathrooms with a very useful utility room on the ground floor. Colbourne Road

is situated in this most desirable location within walking distance of the vibrant Seven dials, Brighton City Centre and mainline station is also within easy reach.

**ENTRANCE HALL** Radiator, UPVC double glazed frosted window.

**CLOAKROOM** Comprising wash-hand basin with cupboard under, low level w.c.

**SITTING ROOM** UPVC double glazed bay window, radiator, feature fireplace.

**BEDROOM 5/STUDY** UPVC double glazed window, radiator.

**UTILITY ROOM** Comprising stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface, cupboard housing Worcester' gas-fired boiler and water cylinder, additional storage cupboards and plumbing for washing machine, UPVC double glazed window, radiator.

**GARDEN LEVEL** Fitted cupboard.

**KITCHEN/LIVING ROOM** Incorporating one and a half bowl sink unit with mixer tap, adjacent worksurface with wide range of cupboards and drawers under, matching eye-level wall cupboards, 5-ring induction hob with concealed extractor over, eye-level Bosch' double oven, integrated fridge/freezer and washing machine, seating area, opening onto the living/dining area with bifold doors to the garden, underfloor heating.

## FIRST FLOOR

**LANDING** UPVC double glazed window.

**BEDROOM 1** UPVC double glazed window, radiator.

**EN-SUITE** Comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., tiled floor and part tiled walls, UPVC double glazed window, heated ladder style towel rail.

**BEDROOM 2** UPVC double glazed window, radiator.

**BATHROOM** Comprising panelled bath with mixer tap and separate shower over, glazed shower screen, wash-hand basin

with cupboard under, low level w.c., heated ladder style towel rail, UPVC double glazed window, tiled floor and part tiled walls.

## TOP FLOOR

**LANDING** Velux window, eaves storage.

**BEDROOM 3** UPVC double glazed window, radiator.

**BEDROOM 4** Two velux windows, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and separate shower over, glazed shower screen, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, tiled floor and part tiled walls, UPVC double glazed window.

## OUTSIDE

**SOUTH FACING GARDEN** Patio with area of lawn, side gate offering rear access.

## COLBOURNE ROAD

HOVE

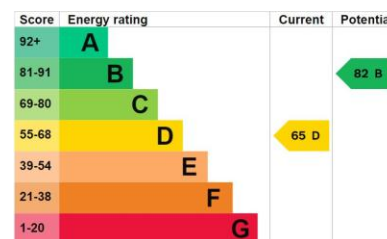
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
1500 sq ft / 139.3 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
1542 sq ft / 143.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, 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). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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