



47 Coventry Street

Brighton BN1 5PP

Asking Price Of £800,000
Freehold

- STUNNING VICTORIAN PROPERTY
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM

- LIVING/DINING ROOM
- LARGER THAN AVERAGE SOUTH/WEST FACING GARDEN
- PRESENTED IN EXCELLENT ORDER
- CLOAKROOM

Whitlock and Heaps are delighted to bring to market this excellent Victorian bay fronted family home, that has been tastefully updated by the present owners and offers spacious three double bedroom accommodation with desirable open plan living to the ground floor featuring a through living/dining room with log burner and a full width kitchen/breakfast room that leads onto the larger than average south/west facing rear garden which is a particular feature. The house is situated in this desirable location within a short walk of Seven dials with its array of independent, local shops. Brighton mainline stations and City Centre are also close by.

ENTRANCE HALL Fitted cupboards under the stairs, radiator.

CLOAKROOM Comprising wash hand basin, low level w.c.

KITCHEN/BREAKFAST ROOM A feature room overlooking the garden having been extended into the side return. Incorporating sink with drainer and mixer tap, adjacent work surface with range of cupboards and drawers under, five ring gas hob with stainless steel extractor over, eye level double oven, integrated dishwasher and washing machine, space for fridge/freezer, tiled splashback, two velux windows, bi-fold doors to garden.

LIVING/DINING ROOM Sash bay window, log burner, fitted shelves in alcoves, two radiators.

FIRST FLOOR

LANDING Walk in cupboard, 'Worcester' gas fired boiler.

BEDROOM 1 Sash bay window with second sash to side, feature fireplace with timber mantle, fitted cupboard, two radiators.

BEDROOM 3 Feature fireplace, fitted cupboard, sash window, radiator, painted floorboards.

BATHROOM White suite comprising panelled bath with shower over, glazed shower screen, wash hand basin with drawers under, low level w.c, radiator, heated ladder style towel rail, double glazed sash.

TOP FLOOR

BEDROOM 2 Double glazed window, two velux windows, radiator, eaves storage.

SOUTH/WEST FACING GARDEN Raised paved patio, leading

to area of lawn with borders, summerhouse/office with power and light.

Council Tax Band D (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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