



## 35 COVENTRY STREET

BRIGHTON, BN1 5PP

£750,000  
FREEHOLD

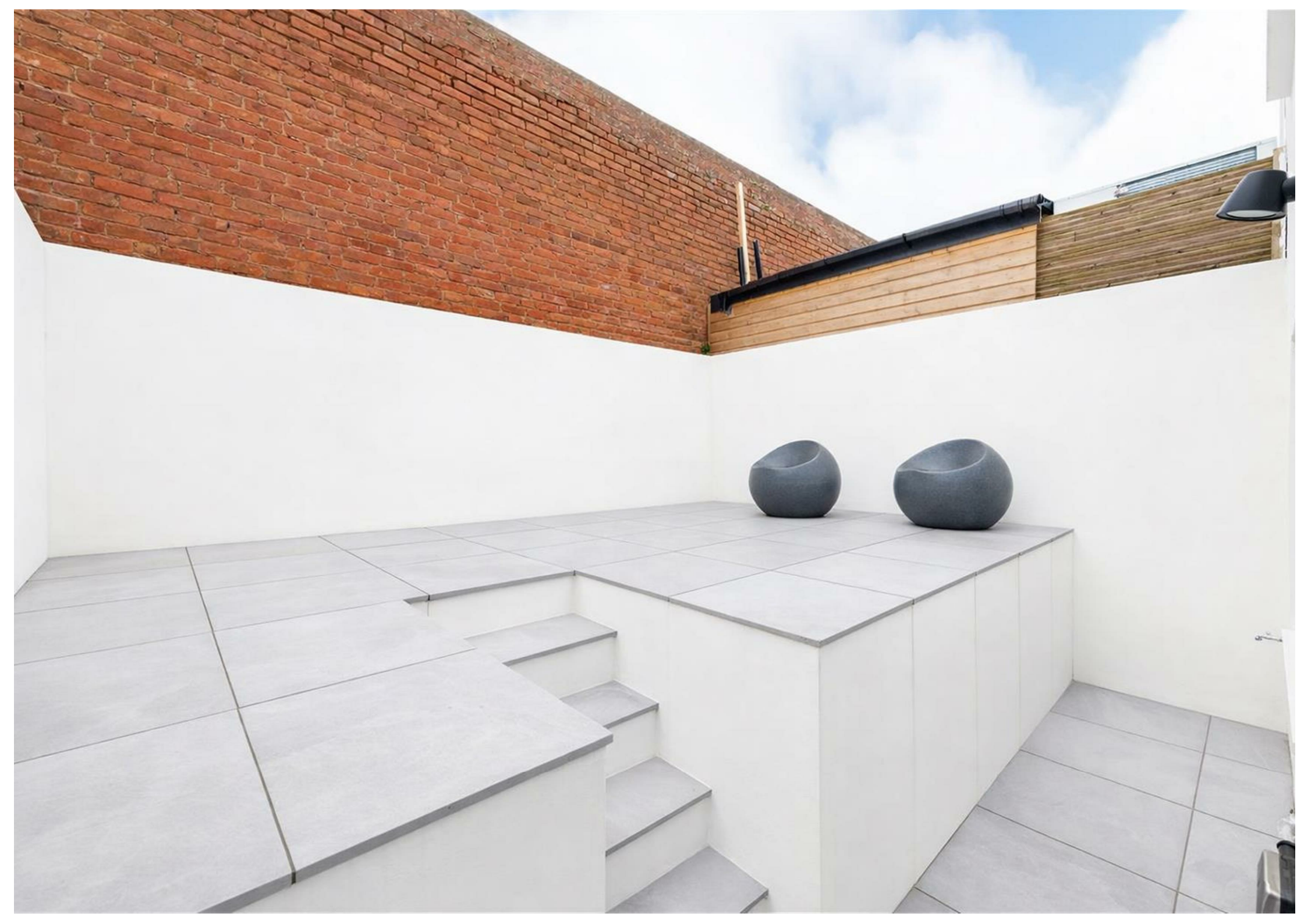
Guide Price £750,000 - £775,000. Superb, three bedroom terraced house on Coventry Street. This beautifully refurbished home offers a perfect blend of modern comfort and timeless charm. Having recently undergone extensive refurbishment throughout, the property boasts three spacious double bedrooms, one benefitting from en-suite access, modern bathroom with vaulted ceilings, shaker style kitchen with appliances and large lounge diner with feature fireplace and access onto the south westerly facing low maintenance rear garden. The property further benefits no onward chain.

Brighton is renowned for its lively culture, stunning seafront, and eclectic mix of shops and restaurants. Living on Coventry Street places you within easy reach of all that this vibrant city has to offer.

# Nicholas James

SALES LETTINGS AUCTIONS





## 35 Coventry Street

Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft  
(Including Eaves)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277417)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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