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austin gray



## 31 Colbourne Road

Hove, BN3 1TA

£900,000

A very well presented, spacious, terraced, family home with five bedrooms and two bathrooms offered for sale with no onward chain.

Colbourne Road lies adjacent to Montefiore Road and is within a few minutes' walk of the bustling Seven Dials, where an array of shops, cafes and restaurants and other amenities can be found. Brighton mainline station can be found nearby Queens Road providing north bound commuters with links to London/The City, and schools catering for all age groups are well represented in the local area.

A tiled path leads to the front door which opens into an extremely spacious hallway with a lovely wooden floor. The spacious sitting room is at the front of the house and the kitchen/dining room is at the back with doors out to the garden. The kitchen is modern and white and fully equipped and is a fabulous entertaining space. There is also a cloakroom just off the kitchen. On the first floor are 4 double bedrooms all with painted floors and a family bathroom with shower over the bath. On the second floor is the large fifth bedroom with a separate shower room/WC.

The rear garden has shared gated access and has a patio area with steps down to the lawned garden.

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information.

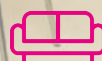
- Spacious family home
- Modern kitchen/dining room
- Five bedrooms
- Two bathrooms and cloakroom
- Sitting room
- Exceptionally large entrance hall
- Rear garden with shared gated access
- No onward chain
- Internal viewing recommended
- Council tax band E



5



2



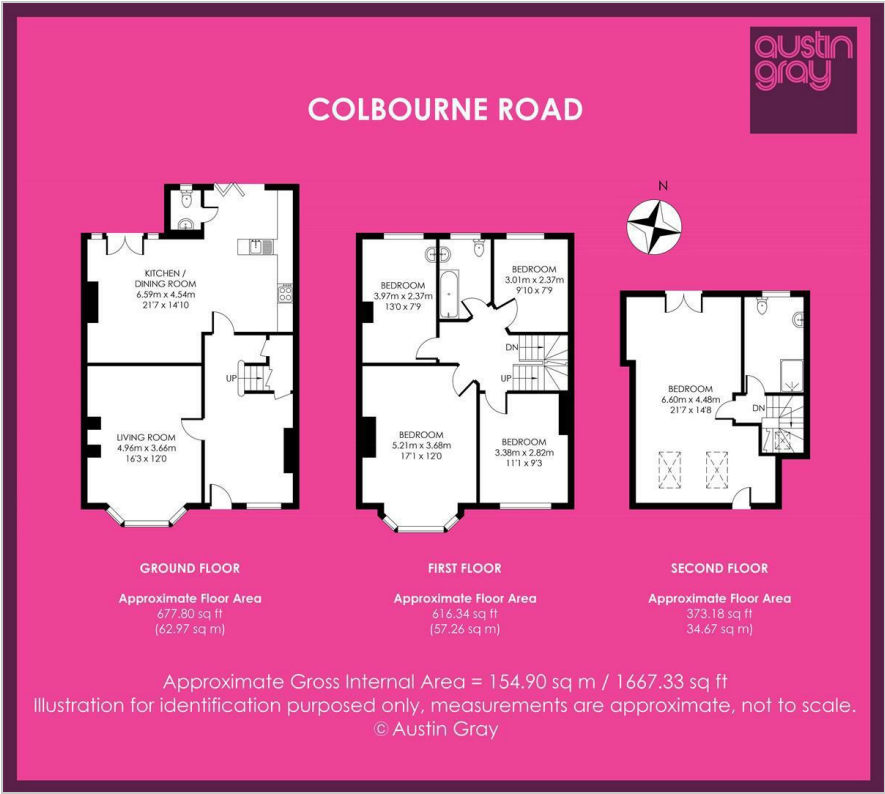
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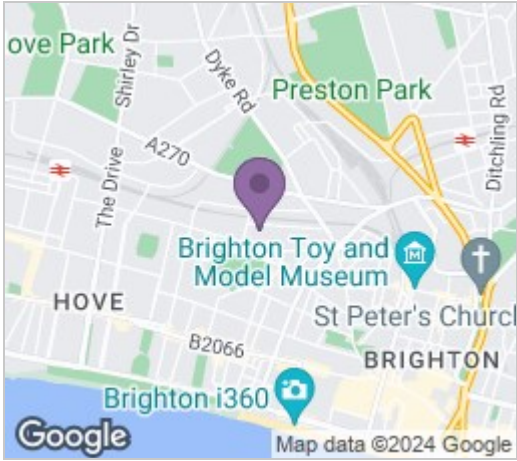
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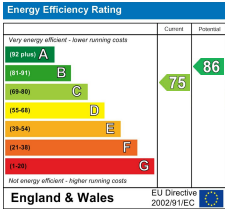
Floor Plan



Area Map



Energy Efficiency Graph



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