



Coleman Avenue,  
*Hove*, BN3 5ND

mishons



## This *stylish* two bedroom home...

Set between Portland Road and New Church Road in an ideal location, this stylish two bedroom home has the added benefit of being offered chain free!

As you enter the home there is a large entrance hallway with plenty of natural light. There are two reception rooms on this floor, to the left is the living room/kitchen room. There is ample cupboard space in the kitchen area. There is a downstairs cloakroom which is convenient for young families.

Upstairs there are two large bedrooms and two bathrooms. The main bedroom is spacious and has a nicely finished en-suite shower room. The second bedroom is a good double room and has plenty of natural light. The family bathroom is modern and perfect for buyers not wishing to spend lots of money after they have purchased a property.

There is off street parking to the front and west facing garden space.

➤ *Guide Price* £700,000

2



2



2

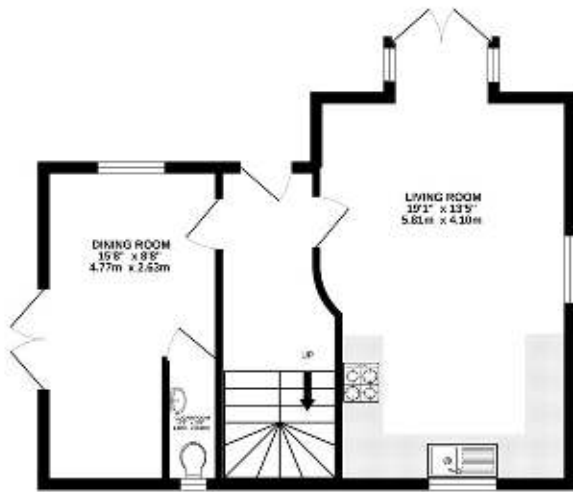


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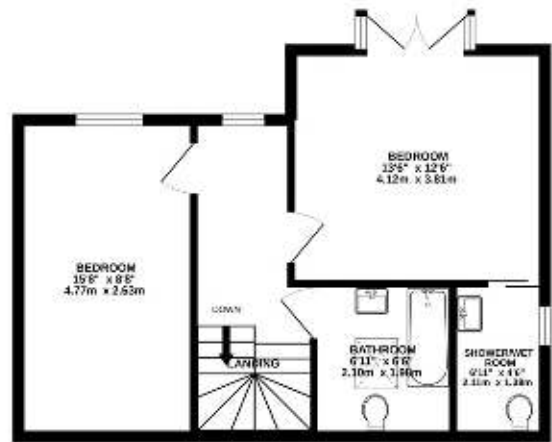


**TOTAL FLOOR AREA:**  
921 sq. ft. (85.6 sq. m.) approx

**GROUND FLOOR**  
463 sq.ft. (43.0 sq.m.) approx.



**1ST FLOOR**  
458 sq.ft. (42.6 sq.m.) approx.



49 Coleman Avenue, Hove

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and not necessarily a substitute for any other condition or specification. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
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✉ [sales@mishons.com](mailto:sales@mishons.com)

☎ 01273 77 88 77

94 Church Road, Hove, BN3 2EB

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