



Southampton Street, BN2
Guide Price £625,000 - £650,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Southampton Street, BN2

4 Bedrooms | 2 Bathrooms | 1302SqFt | Exterior mural
by renowned artist Penfold

Southampton Street is incredibly peaceful and pretty with Victorian terraced homes painted in a rainbow of bright, muted and complementary colours; a scheme which has become synonymous with the Hanover area. The unique mural on this house was designed by Penfold in his statement style inspired by Modernism, Pop Art and urban street culture. His chosen palette pairs perfectly with neighbouring homes, yet it does not dominate within the street due to the ammonite-grey base colour with windows picked out in white.

Steps lead through the portico entrance to the generous entrance hall. High ceilings and period features can be found at every turn, and a stylish Lick palette adorns the walls below the dado line. Original wood floors are sanded and varnished in warm honey tones to complement and there is ample space for homely seating within the living room to the front of the house. A wide bay window almost covers the westerly elevation to bring warm light through during the afternoon, while an eco-wood burner sits in the newly lined, open brick chimney breast, bringing warmth and atmosphere to wintery evenings. Within the alcove, the first example of bespoke joinery can be found with hand-built cabinetry to house the entertainment systems and box shelves for ornaments, plants and books above, all created from plywood revealing the polished, striped edge.

To the rear of the ground floor, bedroom two is a beautiful double room, flooded with light through French doors and a tall sash window looking out over the private walled garden to the east. While this is currently used as a playroom as per the family's needs, it is a versatile space which would work equally well as a double bedroom, workspace or reception room.





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Colwyn & Lletty

Stepping outside, the garden feels incredibly private for a city space within a terrace due to tall walls festooned with greenery. The owners have landscaped the area using large slab floor tiles, deep flower beds either side and a banquette seating area to the rear where a table can be placed for dining alfresco in the sunshine, alongside the covered kitchen area with flue for cooking over flame. Steps lead down to the lower patio where there is easy access to the kitchen which is useful for summer dining and access to the WC on the lower floor when entertaining.

From the entrance hall, stairs lead down to the open plan kitchen and dining room/family room which spans the entire lower ground floor. The kitchen was designed and the bespoke kitchen was designed and built by an award winning designer and even won a grand design pick of the show when showcased... once again, using tactile, ply edged cabinetry and lined drawers for all your kitchen storage needs. Space has been left for a Smeg range cooker in the original hearth with the addition of a modern extractor fan, alongside a built-in dishwasher and a tall fridge freezer which can stay by separate negotiation. Sliding doors open to the lower patio and stairs to the main garden which becomes an extension of the home. Windows on both sides maximises the natural light into the room which has space for a large dining table and chairs or sofas for a more relaxed vibe. The WC and utility room complete this floor.

Returning upstairs to the first floor, you arrive to a uniquely spacious landing with charming street views and space for a desk below the stairs to the second floor. It feels like a room in its own right, and is a lovely surprise, creating a sense of airy openness to the first floor.

From here, the principal bedroom is a sunny double room with a westerly aspect and a deep bay window to echo the one below it in the sitting room. A wall of bespoke wardrobes and box shelves within the alcoves will stay, bringing both style and functionality to the room which has ample space for a king bed without compromising on floor space. Next door, the family bathroom has cool terrazzo style vinyl flooring bringing a pop of colour to the white bath suite and industrial style matt black framed shower door and fittings.





Peacefully elevated on the top floor, following the cool curvature of the chimney breast rising through the stairwell, there are two further bedrooms and a second bathroom. While bedroom four is dressed as a nursery room, it would fit a double bed making it ideal for all ages. The second bedroom is more spacious, and both rooms enjoy soft carpet underfoot and fresh white walls, acting as a blank canvas for new owners. From the windows to the front, your line of sight now takes you over the chimney stacks of Hanover, across the city to the west, all the way to the undulating hills of the South Downs which encircle the city. This stunning landscape sits below big, open skies which are ever-changing with the seasons and allow for star gazing on clear nights and firework watching on November 5th.

Vendors' Comments:

"We moved here almost 10-years ago as a couple and more recently as a family with a young child. It has been a wonderfully versatile house for us as we have evolved as a family – working from home and enjoying the local community with a little one now in tow. We are passionate about interiors and modern art, so we have made the space our own, but we hope it appeals to others with a passion for creativity.

The location is amazing for families as the schools and nurseries are incredible and there is a palpable sense of community. We organise summer street parties and the Christmas advent calendar for the street where we decorate our windows. Queens Park and the Level are within easy walking distance, and the pubs – of which there are many, all vie for the best Sunday roast and are family friendly spaces. We are looking for a bigger garden for our active toddler, but if we could lift the house and take it with us, we would. We won't be moving far though."





LOCATION GUIDE

Education:

Primary: St Luke's Primary, Elm Grove Primary

Secondary: Varndean or Dorothy Stringer,
Cardinal Newman RC

Private: Brighton College, Lancing Prep,
Montessori

Hanover continues to be one of the most popular locations for families and professionals to live when moving to the city. It ticks so many boxes with its vibrant and welcoming community; colourful terraced houses; foodie pubs; incredible hilltop views and its close proximity to excellent schools, Brighton Station and the city centre. Both Brighton and Sussex Universities are nearby and this house benefits from Queens Park just 5-minutes up the road. Transport links are excellent with buses stopping nearby taking you throughout the city and beyond and the trainline from Brighton Station gets you into London in under an hour. Further up the hill you find The South Downs Way and Kemptown Seafront is just 10-15-minutes on foot – almost downhill all the way. The city centre shops, North Laine District and Lewes Road amenities are also nearby, so this stylish home sits on some of the most prime land in the country.

