



Stanley Street, BN2

Guide Price £425,000 - £435,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Stanley Street, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room
660 sq ft | Sea views from the front

Tucked away on a peaceful road between Hanover and Kemptown sits this sweet and sunny two-bedroom house. Stanley Street forms part of the colourful character of Hanover with painted houses in a rainbow of colours to brighten any grey day. From the front of the house, you can see the sea from the hillside, beckoning you down during summer for sea swims or blustery winter walks along the prom. What's more, the property benefits from Gas Central Heating and a delightful west-facing patio that's also open to the south.



As a Victorian home, many original features have been lovingly preserved, including wooden floors in the bedrooms and iron fireplaces throughout, which add charm and character as you enter. While it has cottage proportions, it is deceptively spacious with an open-plan ground floor encompassing the living room, dining room, and kitchen, offering ample space for defined areas to eat, entertain, and relax. Light grey composite wood floors brighten the room further, complementing the white walls and the delicate, pale blue kitchen cabinets. These provide a wealth of storage alongside some integrated appliances and a freestanding gas cooker, ideal for keen home chefs.

You can dine beside the kitchen or step outside to the west-facing patio garden, which also opens to the south, providing sunlight throughout the day. Tall white walls surround the neat paving, offering low-maintenance outdoor space perfect for a busy modern lifestyle. There is plenty of room for a table and chairs, making it ideal for alfresco dining in the warmer months, or for growing potted plants to create a colorful backdrop visible from the living room.

Completing the ground floor, the bathroom is streamlined and contemporary, featuring both a generous bathtub and a separate shower for when time is of the essence. The décor is a timeless mix of urban grey and white, allowing you to personalize the space with pops of color from your toiletries and towels.

Upstairs, both double bedrooms feature original wood floors and striking iron fireplaces. Each room includes built-in shelves for books and ornaments, with space for double beds alongside freestanding wardrobes or chests of drawers. With energy-efficient double-glazed windows, you can enjoy a peaceful night's sleep while taking in the far-reaching views over the local landscape and out towards the sea.



OWNER'S THOUGHTS

"The occupants of this house have always enjoyed their time here, appreciating the proximity to the heart of Kemptown, with the beach and city centre shops just a short walk away. It's a serene retreat that makes it hard to believe you're just minutes from the vibrant city centre.

Education:

Primary: Queens Park Primary, Middle Street Primary

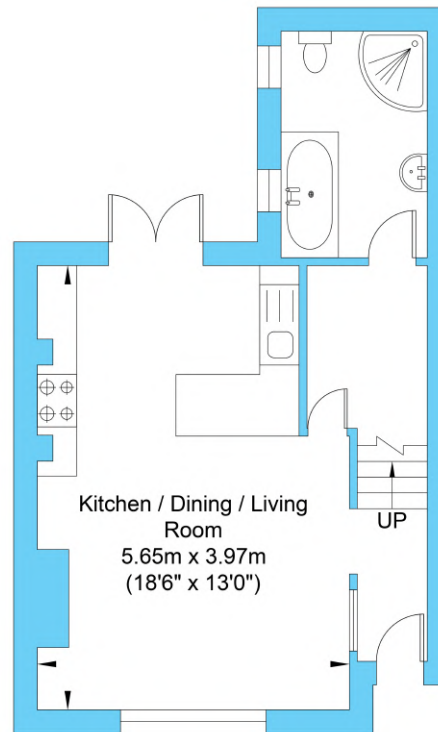
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

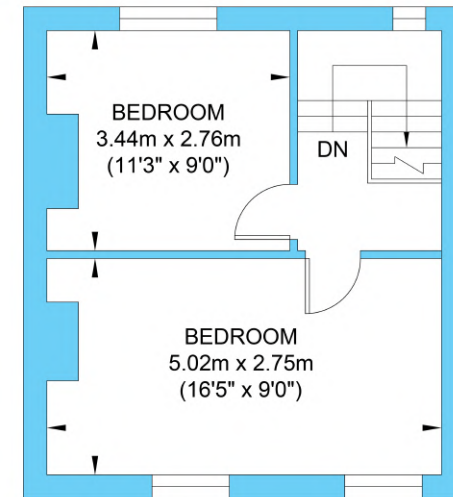
Good to Know:

Hanover and Kemptown continue to be among the most popular locations for families and professionals to live when moving to the city. They tick so many boxes with their vibrant and welcoming communities; colourful terraced houses; foodie pubs; incredible hilltop views and their 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.

Stanley Street



Ground Floor
Approximate Floor Area
354.77 sq ft
(32.96 sq m)



First Floor
Approximate Floor Area
305.26 sq ft
(28.36 sq m)

Approximate Gross Internal Area = 61.32 sq m / 660.03 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.