



Islingword Road, Brighton, BN2
Guide Price £325,000-£350,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Islingword Road, BN2

2 Bedrooms | 1 Bathrooms | 667 sq ft | Own Entrance |

This spacious two-bedroom apartment is located on the first floor of a charming corner property and features a sunny roof terrace. Ready to move into, the layout is practical and easy to live in, with the living room adjacent to the kitchen, making it perfect for everyday living. Both bedrooms are generously sized doubles, ideal for sharers. The property is situated on a road that offers quick access—just a 5-minute walk—to Queen's Park's tennis courts and pond, or the leafy Level at the foot of vibrant North Laine. Hanover is a popular area for professionals, families, and investors due to its proximity to one of the top primary schools in the region, as well as major employers like the Royal Sussex County Hospital, which is only an 8-minute bike ride away.

Inside, the kitchen is conveniently positioned to your right, making dining outside a breeze. It's bright and welcoming with plenty of fitted units and practical work surfaces. The classic design includes integrated appliances such as a gas hob and electric oven beneath

a hood. Across the hallway, the modern bathroom is stylish and simple, featuring a shower over the bath and a soothing colour scheme. Its proximity to the front door is particularly handy for those working late hours or returning from a jog in Queen's Park.

The living room, spanning the full width of the apartment, is the heart of the home. At 17'9" x 13'2" (5.4m x 4m), there's ample space to relax and unwind. A wide bay window makes it a bright and inviting space, while spotlights and sleek new wood doors enhance the contemporary feel.

At the far end of the apartment, the two quiet and comfortable double bedrooms each feature a large bay window on the east wall, allowing you to wake up to the morning light.





LOCATION GUIDE

What's around you:

Shops: Local 2 minutes, North Laine about 10 to walk

Train Station: Brighton mainline 15 by bus or bicycle

Seafront or park: Queen's Park/The Level 5 mins walk. Seafront 5 minutes' by car

Closest schools:

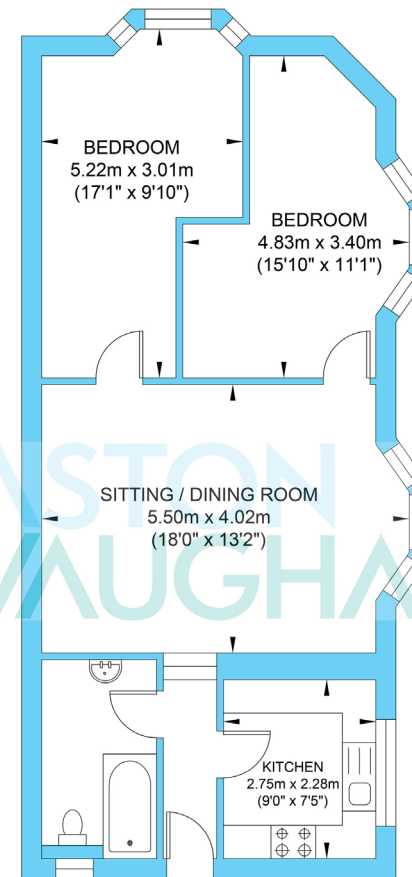
Primary: Elm Grove, St Luke's

Secondary: Varndean/Dorothy Stringer

Private: Brighton College

Hanover is known for its organic shops and bistro pubs and Queen's Park, which holds events during the arts festivals, is full of locals enjoying the green spaces, playground and cafes. Within walking distance of good schools including St Luke's and Brighton College, it is ideal for professionals as Kemptown, bordered by beaches, is on the doorstep which hosts Amex and the hospitals, and has a relaxed café culture as well as useful amenities. The famous Lanes, international business district and cosmopolitan Marina are all easy to reach. For commuters, the station serving Gatwick and London is about 15 minutes by bus and there is no waiting list for V zone parking.

Islingword Road



First Floor
Approximate Floor Area
667.90 sq ft
(62.05 sq m)

Approximate Gross Internal Area = 62.05 sq m / 667.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.