



Canning Street, BN2  
Offers Over £635,000

ASTON  
VAUGHAN



## INTRODUCING

# Canning Street, BN2

3 Bedrooms | 2 Bathrooms | 2 Reception Room  
1087 Sq Ft | Patio Garden |

Peacefully located on an access-only road close to Kemptown Village and the beach, this 3 double bedroom Victorian terraced house is ideal for professionals and families alike. Spread over three floors, the rooms are versatile and beautifully renovated. Period features have been retained or restored, showcasing a stylish heritage palette mixed with modern needs to create a home where form and function have been considered at every turn.

After entering through the period style front door, the main hallway with Victorian style radiators, high ceilings and stripped original wood floorboards lead seamlessly to the open plan lounge/dining room, a large dual aspect and sociable space linking with the garden to the rear via stylish French doors. A wide fully renovated bay front sash window brings natural light in from the south, filtered through plantation shutters. Bespoke cabinetry is built-in to the alcoves offering ample storage, while the open and fully working chimney breasts are revealed back to the

brick. During summer, with the doors open, you can spill outside to the garden decking for drinks and dinner alfresco, with the space becoming a natural extension of the home.

Stepping out into the garden, the low-maintenance built-in planters are enhanced by the original brick and flint walls paired with white render, all softened by greenery which adds colour while screening the garden from neighbouring homes. It is surprisingly quiet for somewhere so close to the city and is barely overlooked due to tall walls and planting.

Returning inside, the hallway leads to a streamlined and well-designed contemporary kitchen providing a wealth of matt-finish handle-free storage units alongside integrated Bosch appliances which include a 4-burner gas hob, microwave/grill combo, electric double oven with grill, warming drawer, fridge/freezer, dishwasher, and washing machine. Minerva worktops complete the clean-lined aesthetic.









Heading upstairs, the herringbone stair runner leads to the split-level first-floor landing where the main family bathroom is directly ahead. Walk-in shower, separate panelled bath, wooden vanity unit, coupled W.C, and modern heated towel rail contrast against the stylish monochrome scheme with patterned floor tiles, dark grouting around brick wall tiles and easy to maintain acrylic shower splashback.

A couple more steps take you to first two generous double bedrooms. The larger of the two spans the front of the house to showcase a wide bay window with plantation style shutters, mirroring the ground floor, and period style built-in wardrobes and window seat storage, to maximise the space. The rear bedroom with plenty of space for a double bed enjoys tranquil garden views, a period fireplace, built-in shelves, a

Moving up to the second floor, the full width double dormer bedroom ensures there is heaps of headspace with the large front window offering generous light and views down the street and the contemporary en-suite shower room ensuring a bedroom-suite experience. A wall of built-in and eaves storage allows for a king size bed and several pieces of freestanding bedroom furniture without compromising on space.













### Vendors' Comments:

"We've loved living on this warm and friendly street where neighbours organise yearly summer street parties (next one in June!), Christmas advent windows that see evening get-togethers throughout December and even an Easter egg hunt with the Easter bunny making a special appearance. The added bonus is it's so quiet yet within easy reach of the local shops, city amenities, and transport links, it feels like an oasis in the city."

### Education:

Primary: St Luke's Primary, Queen's Park Primary

Secondary: Varndean School, Dorothy Stringer School, Cardinal Newman Catholic School

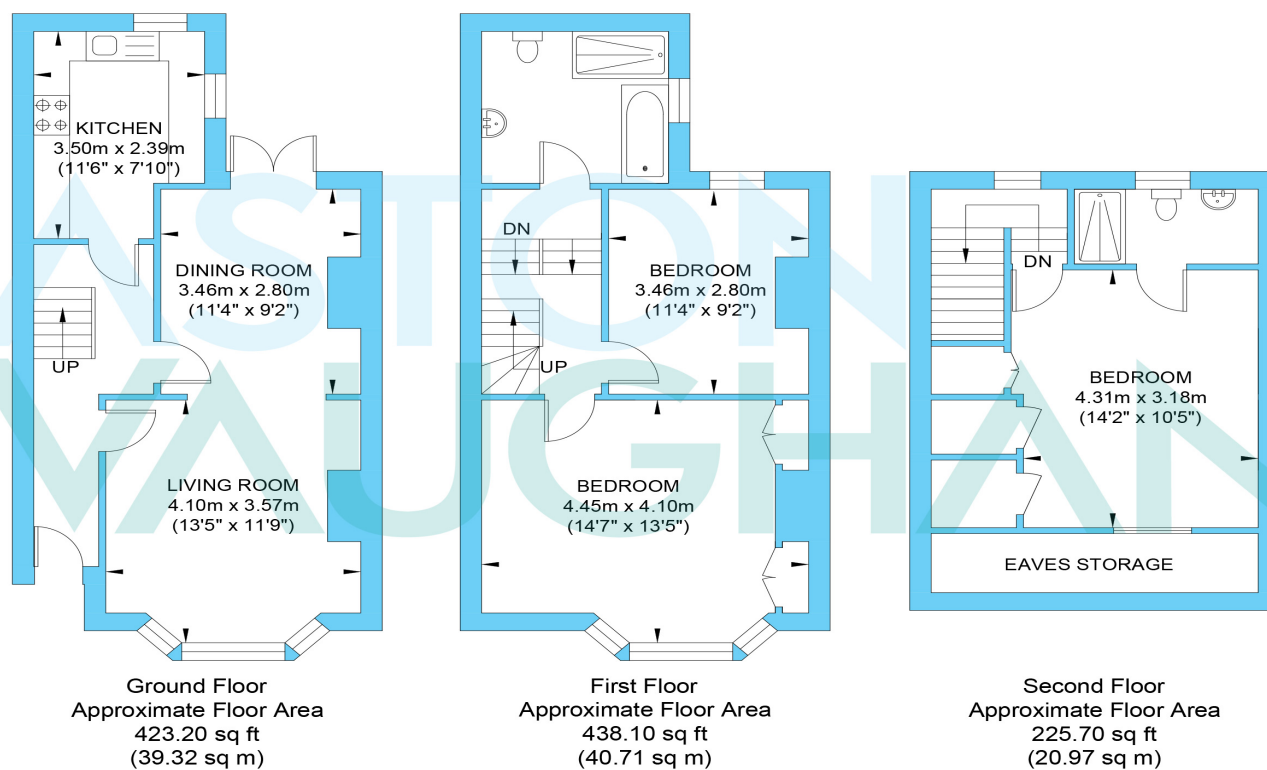
Private: Brighton College, Brighton Girls, Roedean School

### Good to Know:

Location is everything. This stylish house is within minutes of fashionable Kemptown Village with its bohemian mix of cafes, bakers, delis, shops and restaurants and a weekly artisan market in St. George's Church gardens. The walkable seafront allows you to enjoy the Sea Lanes at Maderia Drive with outdoor swimming pool, gym, yoga, café and bar or just to the west, you'll find Soho House Brighton Beach members club, and the bustling centre of Brighton within easy reach. For those craving green space, Queen's Park is just a moment up the hill, Craven Wood's runs just behind Walpole Road or a short bus ride/drive takes you to the South Downs. The whole city is easily accessible on foot or bike, or the locality of local buses means you can painlessly manoeuvre throughout the city and beyond. Brighton mainland station is within easy reach with its fast links to the universities, Gatwick and London and for those driving, the A27 is just 10-minutes away, making this immaculate house a viable proposition for those needing to travel or commute daily.



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Approximate Gross Internal Area = 101.0 sq m / 1087.0 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.