



Islingword Place, BN2

**Guide Price £500,000-£525,000**

**ASTON  
VAUGHAN**

Sales and Lettings



## INTRODUCING

# Islingword Place, BN2

2 Bedrooms | 2 Reception Rooms | 1 Bathroom |  
1084.24 sq ft | Patio Garden

Tucked away in fashionable Hanover, this joyful home sits on a quintessentially colourful Brighton street, known for its vibrant and family friendly community. Summer street parties and festivities are collectively organised and there are wider community events held during festival season. It is incredibly quiet for somewhere so central, with the city, the sea and the rolling hills of the South Downs all within walking distance. For families, the local schools within catchment are among the best in the city, making this a fantastic home for anyone looking to live close to all the best elements this fashionable coastal city has to offer.

Islingword Place is much wider than many roads in the area, making it easier to park. It is incredibly peaceful with very low traffic and sitting at the top of the hill gives it easy access to both Kemp Town Village and Brighton's North Laine with plenty of buses stopping nearby to avoid the hike up the hill. This road is particularly 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. This house is immaculate in delicate dove grey with an olive front door and white bay windows, now double glazed and shuttered giving the house a uniform appearance from outside.

Stepping inside, it feels far more spacious than its modest exterior implies, with a line of sight taking you through the depth of the house down to the kitchen, sunroom and garden beyond. Natural light is maximised throughout the house with glazed internal doors to include an oversized door leading through from the entrance vestibule where there is space to hang coats and organise shoes in a full height shoe cabinet. Natural wood effect LVT flooring brings both form and function to the hallway, running down into the kitchen which sits split level to the ground floor.









Striped stair carpet rises to the first floor where the bathroom is first on the landing. Rough limed plaster walls are varnished offering a beautiful yet hardwearing finish for a bathroom space, paired with patterned vinyl flooring and period style metro brick tiling around the freestanding bath. A shower sits above it with wall mounted taps and another useful cabinet for toiletries will stay.

Bedroom two has been used as a home office for many years with expertly crafted cupboards running along two walls made from varnished ply, showing the striped edge on each door. This is a double room, however, which would also fit a double bed and other furnishings if needed. From here, you gain the first far reaching views, taking your line of sight over the rooftops behind the house to the rolling hills of the South Downs National Park below open skies.

Spanning the front of the house with a shuttered bay window to echo the one below it in the living room, the principal bedroom is perfectly spacious with handle-free, full height wardrobes built along one wall and in both alcoves to maximise the floor space.













Stepping down to the kitchen, it is brilliantly designed with more bespoke storage below the stairs to house larder and household items, keeping the overall aesthetic of the kitchen as streamlined as intended. For a galley kitchen it offers a vast amount of additional storage at both base and eye levels with handle free cabinets in pale grey paired with white Corian worktops with draining grooves cut in. Below these, the fridge, oven and gas hob are integrated, while the washing machine is freestanding, but all can stay.

Creating a wonderful second reception and dining room for use all year round, the sunroom conservatory is light and warm during the summer but does not overheat as it is sheltered. Sliding double doors open to the patio garden creating an inside outside space to be enjoyed during high season, come rain or shine. The garden has additional space for dining alfresco or decorating with potted plants as the current owners have shown, or it can be simply left as a low maintenance garden, ready for the busy modern lifestyle. There is an outdoor power point for festoon lighting and a large storage unit will stay, with room for a freezer or tumble dryer as it also has power fitted.





### Vendors' Comments:

"We moved here 16-years ago from neighbouring Roundhill and have loved creating a space which feels peaceful and homely. Since adding the sunroom, we have enjoyed many dinner parties as it is a wonderfully social space where the person cooking can continue to chat as they prepare the meal. The location has also been a blessing as you can walk to Queens Park in 3-minutes or pop down the hill to the Open Market, while it's equally convenient to walk into Kemptown or to the beach where Sea Lanes open air pool has recently opened. Right here in Hanover there are some wonderful foodie pubs serving delicious food and Sunday roasts, and the sense of community is amazing. We are looking to stay very close by as we love the area, but we now hanker for a bigger garden to potter in."

### Closest Schools:

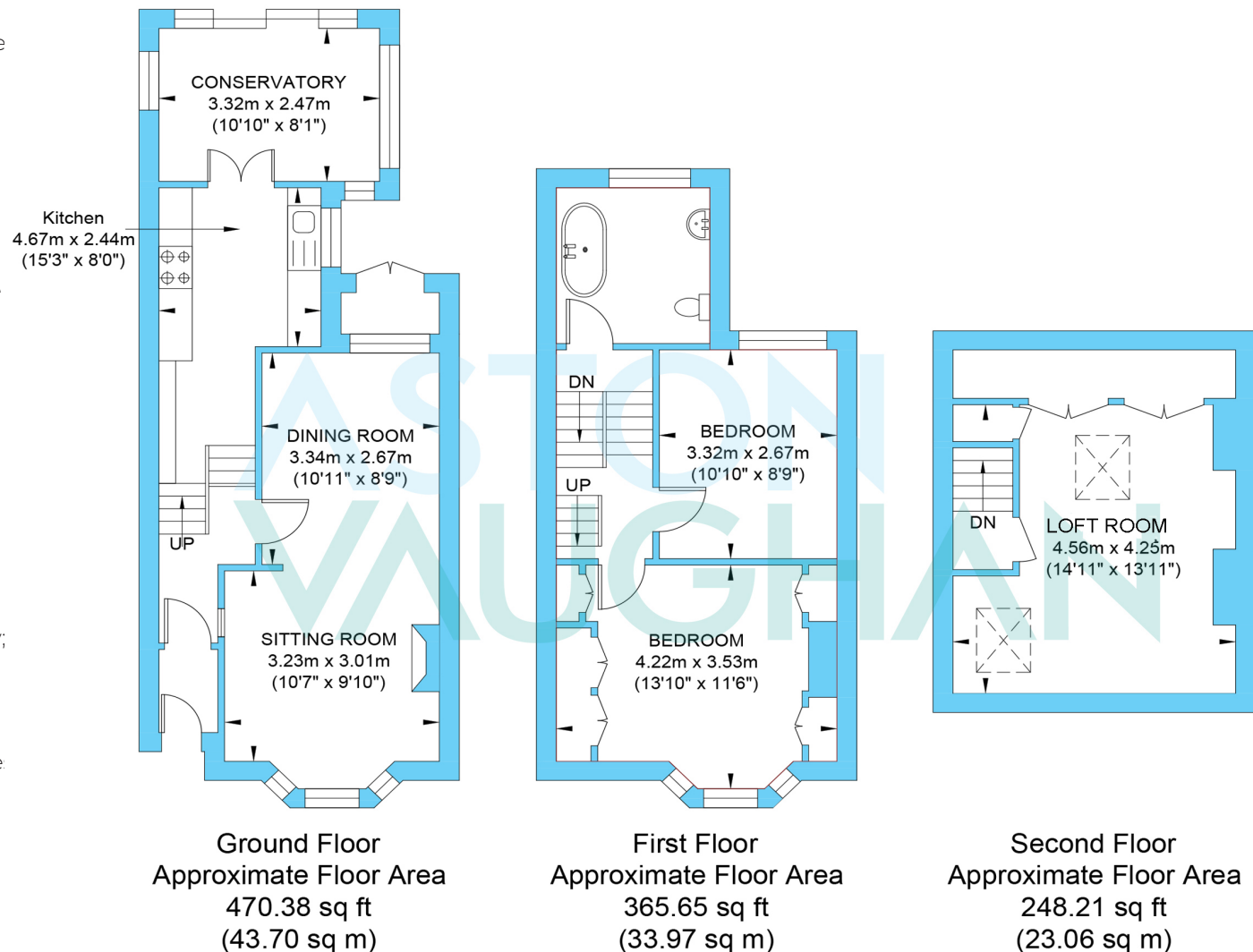
Primary: St Luke's Primary, Elm Grove Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman

Private: Brighton College, Lancing College 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 3-minute 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.

# Islingword Place



Approximate Gross Internal Area = 100.73 sq m / 1084.24 sq ft