



Stanley Street, BN2

Offers in Excess of £400,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Stanley Street, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room
587 sq ft | Westerly rear patio garden

Elevated on the hill, on a peaceful road between Hanover and Kemptown sits this sweet and sunny two-bedroom Victorian terraced house. It sits mid-terrace on Stanley Street which forms part of the colourful character of Hanover with houses painted 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.



Stepping inside, it feels more spacious than its modest façade would suggest, yet it has the feel of a cottage in the sitting room which is immediately warm and welcoming. It has plenty of character with a period fireplace to sit round during winter, alongside space for a small dining table below the window. Next door, the kitchen is equally charming with modern-country style cabinetry and chequerboard splashbacks adding a pop of colour. While the oven and gas hob are integrated, space has been left for an under-counter fridge and a washing machine, plus there is space for a kitchen table for informal meals.

These can spill outside to the patio garden which becomes a wonderful extension of the space during summer. It is decked for easy maintenance and has tall fencing to ensure privacy from neighbouring homes. With an open westerly aspect, the sun bathes the space during the afternoon and evening when it is a lovely space to sit out with friends for summery suppers and drinks.

Completing the ground floor, the bathroom is classic in white and grey, so you can add a pop of colour with toiletries and towels. Much like the kitchen, it is a smart and functional space with a shower over the bath, yet there is scope to add value with modernisation.

Upstairs, the bedrooms are both double with soft carpet underfoot and built-in wardrobes and shelves within their alcoves. Both rooms have period fireplaces with wooden mantels for decoration and energy efficient double-glazed windows ensure a restful night's sleep.



OWNER'S THOUGHTS

"This is a peaceful and homely place to live in a wonderful area. Sitting on the cusp on Hanover and Kempdown gives you the best qualities of each. There are some amazing pubs in Hanover serving delicious food, while Kempdown is abundant with boutique shops, delis, cafes and bakeries – plus the beach is on the doorstep. Queens Park is lovely in the summer, or you can be out on the South Downs in ten-minutes too for some green outdoor space."

Education:

Primary: St Luke's Primary, Elm Grove Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

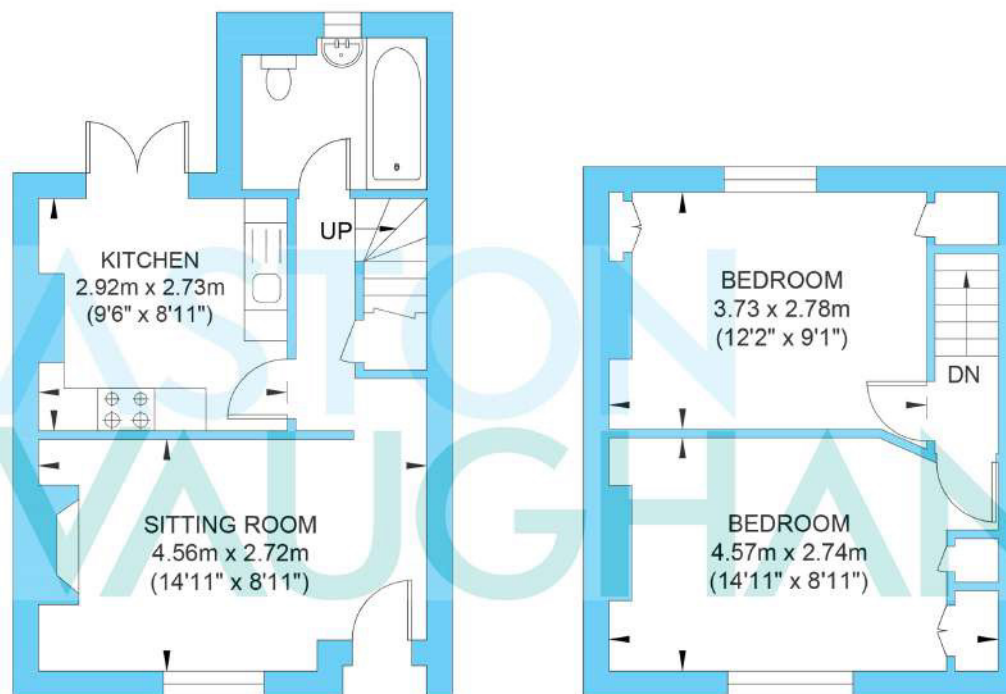
Private: Brighton College, Roedean

Good to Know:

Hanover and Queens Park are among the most popular locations for families and professionals to live when moving to the city. They tick so many boxes with their welcoming community energy, colourful terraced houses; foodie pubs; incredible hilltop views and their close proximity to excellent schools, Brighton Station and the city centre.

The relaxed culture of Kemp Town Village is just moments around the corner from this generous home. Here you'll find delicatessens, restaurants and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.

Stanley Street



Ground Floor
Approximate Floor Area
311.39 sq ft
(28.93 sq m)

First Floor
Approximate Floor Area
276.41 sq ft
(25.68 sq m)



Approximate Gross Internal Area = 54.61 sq m / 587.80 sq ft
Information for identification purposes only, measurements are approximate, not to scale.