



hamlyn  
smith.


Southampton Street, Brighton, BN2 9UT

£550,000

# hamlyn smith.

 3 Bedrooms

 1 Reception

 1 Bathroom

An exciting opportunity to buy a house in one of Hanover's popular terraces, that has been extremely well-cared for and is in excellent order both inside and out. South-east facing garden.

- Three bedroom Hanover home
- Set over three floors
- South East facing garden
- Open plan kitchen/living
- Potential to convert the loft STP
- Positive input ventilation system





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📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

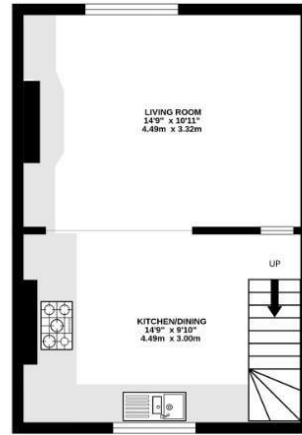
✉ hello@hamlynsmith.co.uk

Hamlyn Smith are delighted to bring to the market one of Hanover's sought-after terraced Victorian houses, in a quiet street which is nevertheless part of a busy, friendly community and a short distance from central Brighton. The house is arranged over three storeys with an open plan kitchen/dining/living area on the lower ground floor that is over six metres in length. The kitchen has cream gloss units with a solid wood counter. There is an electric oven and grill, a five-burner gas hob and an integrated dishwasher, fridge, and separate integrated freezer. Engineered oak floors run throughout the lower ground floor and ground floor, including the bathroom. The combination of oak floors and white walls create a contemporary space which feels both light and welcoming.

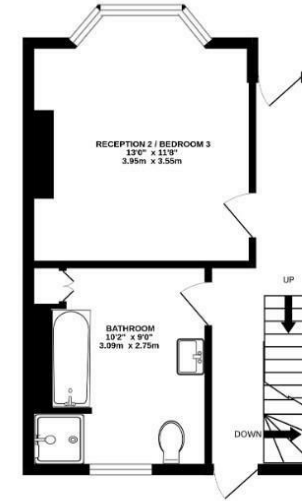
At the front of the house on the ground floor there is a versatile room which could be either a second living room, a home office or a bedroom. The other two bedrooms are on the first floor. The main bedroom runs across the full width of the house with a bay window, and the second bedroom has views over the garden. The bathroom is extremely spacious and has both a bath and a separate shower cubicle. The suite is white, with white metro wall tiles and like the rest of the house, everything is immaculately presented.

Outside, a pretty patio garden faces south-east and has timber decking that is only a year old. The house has been well-maintained and has been recently externally decorated at the front and back. The roof was replaced last year and rewiring was completed within the last year, when a new consumer board was installed. The house also has a positive input ventilation system, installed on the top landing, which brings a continuous flow of fresh, filtered air into the property.

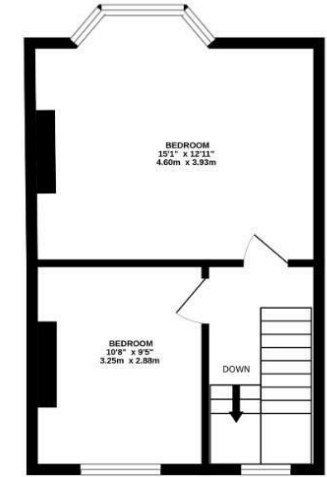
Hanover is an extremely popular area of the city. It has signature bright and colourful terraces of Victorian houses, is close to the city centre and within walking distance of Brighton Station. Often considered to be one of Brighton's bohemian strongholds, it has an active artistic community and a lively atmosphere, with more than its fair share of excellent pubs where you can find good company, great food and live music. Families are attracted here by good local schools and green spaces; Queen's Park has a playground and a café, and The Level has a playground and a fantastic skate park.



LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

SOUTHAMPTON STREET

TOTAL FLOOR AREA : 1001sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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