



**Southampton Street, Brighton, BN2 9UT**  
Asking Price £550,000

# Southampton Street, Brighton, BN2 9UT

Introducing a delightful mid-terrace period house featuring bespoke kitchen, rear garden, and accommodation spread over three floors in sought-after Hanover area of Brighton.

A mid-terrace period house nestled in the desirable Hanover location on Southampton Street, Brighton. Boasting two/three bedrooms, this charming property exudes character and offers a comfortable and stylish living space arranged over three floors.

Upon entering, you are greeted by a warm and inviting ambiance. The ground floor presents an open living space with lounge area communicating with a trendy bespoke kitchen, complete with concrete work surfaces that add a contemporary touch. The kitchen is thoughtfully designed to maximize both functionality and aesthetics, providing the perfect space for culinary enthusiasts to create delightful meals.

This generous living area is a versatile space, offering flexibility to suit your needs. The lounge area could be transformed into a third bedroom if desired, it spans the entire length of the property and made more cosy with an installed wood burner.

The modern fitted bathroom is located at the rear of the property, next to the staircase leading downstairs to a further reception room that lends itself to a variety of uses.

Moving upstairs to the top floor, there is a landing with access to the loft space, and two generously sized bedrooms.

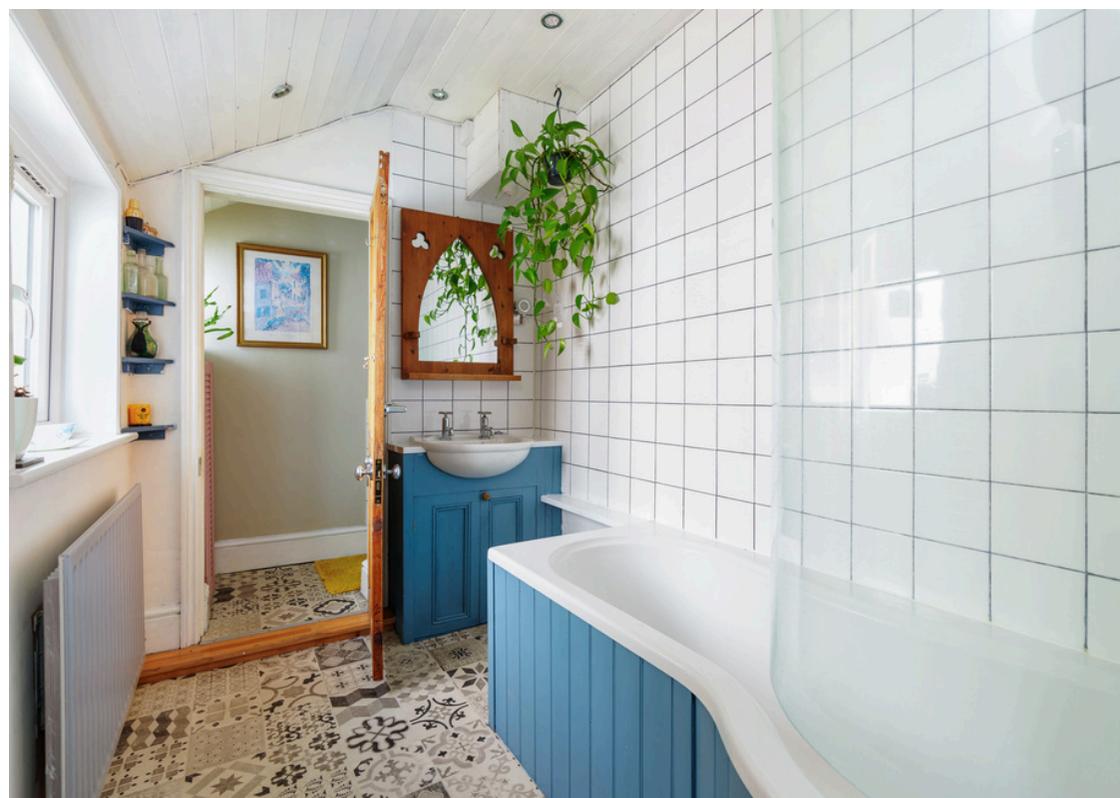
At the rear of the house is a charming patio garden with plenty of space to sit and unwind with a cold drink, or indulge in a green fingered hobby!

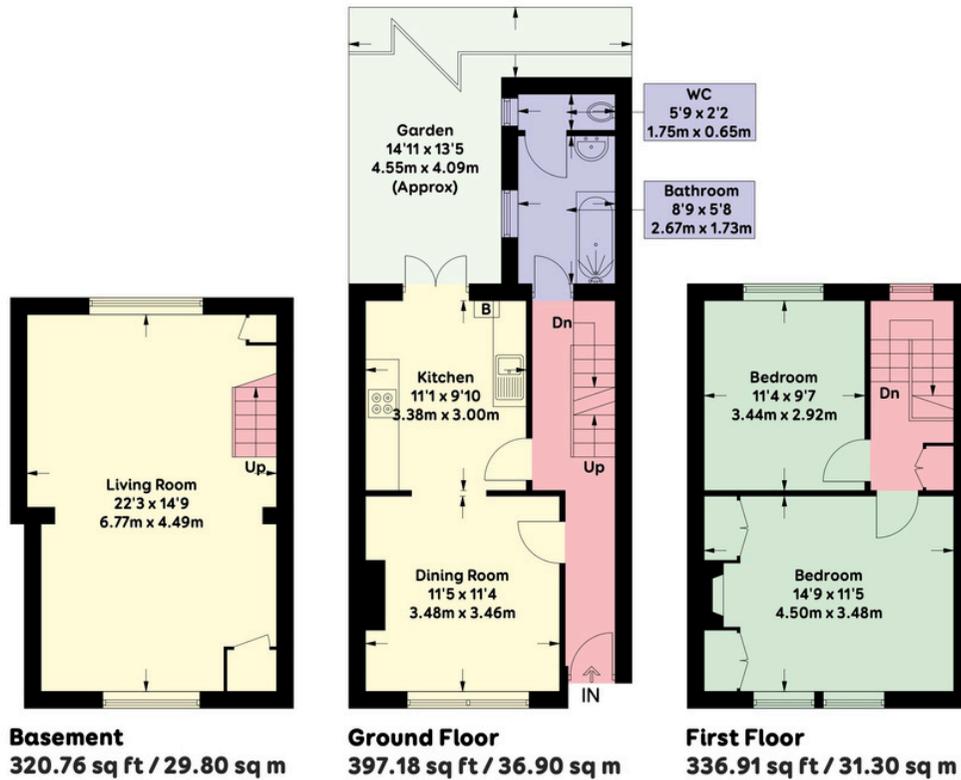
The property benefits from gas central heating, ensuring a cosy and comfortable environment throughout the year. Additionally, the vendors are suited, streamlining the selling process and offering a smooth transition for the prospective buyer.

The location of this exceptional property is one of its standout features. Situated in the incredibly popular Hanover area of Brighton, residents enjoy the best of both worlds - a peaceful and residential neighbourhood combined with close proximity to a wealth of amenities. Southampton Street itself is renowned for its community spirit, making it an ideal place to call home.

Brighton is a vibrant city, renowned for its bohemian atmosphere, cultural events, and beautiful coastline. Whether you prefer strolling along the famous Brighton Pier, exploring the distinctive lanes filled with independent shops and cafes, or enjoying the lively nightlife, this coastal town caters to all tastes.

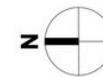
This delightful mid-terrace period house offers a delightful blend of classic charm and contemporary style, providing an exceptional opportunity to own a characterful property in the sought-after Hanover location, Brighton.





APPROXIMATE GROSS INTERNAL AREA = 1054.86 sqft / 98.0 sqm

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).  
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.  
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Your Sussex Property Expert

Brighton & Hove Office  
01273 688 881  
3-6 North Road, Brighton BN1 1YA  
www.oakleyproperty.com  
brighton@oakleyproperty.com

We also have offices in:  
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Energy Performance Certificate

Agents Notes	Score	Energy rating	Current	Potential
Tenure Freehold	92+	A		
Council Tax Band C	81-91	B		
	69-80	C		
	55-68	D	59 D	79 C
	39-54	E		
	21-38	F		
	1-20	G		



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