



Washington Street, BN2
Guide Price **£535,000**

ASTON
VAUGHAN

INTRODUCING

Washington Street, BN2

3 Bedrooms | 1 Bathroom | Garden

Nestled in the vibrant and highly desirable Hanover area of Brighton, this charming three-bedroom house presents an exceptional opportunity for buyers seeking a blend of period character and modern living. This property is a true gem, meticulously maintained and thoughtfully updated.

Upon entering, you are immediately greeted by the warmth of original wood flooring that extends throughout much of the home, adding a touch of timeless elegance. The ground floor features a comfortable reception room, perfect for relaxation, alongside a dedicated dining room. The dining room is a particular highlight, benefiting from French doors that open directly onto the west-facing rear garden, seamlessly blending indoor and outdoor living and creating an ideal space for entertaining or enjoying a quiet evening.

The heart of this home lies in its impressive basement, which has been cleverly converted into a spacious open-plan kitchen diner. This contemporary area is perfect for family meals and social gatherings, offering ample space for cooking and dining. The design maximises natural light and provides a functional yet stylish environment.

Ascending to the upper floors, you will find three comfortable double bedrooms, each offering a peaceful retreat. The rear-facing windows in these bedrooms provide stunning views, adding an extra layer of appeal to the property. Imagine waking up to picturesque vistas every morning.

The beautifully presented bathroom features a modern white suite and a separate shower, ensuring both style and convenience. Every detail has been considered to create a serene and functional space.







One of the standout features of this property is its private, west-facing rear garden. This sun-drenched outdoor space offers a tranquil escape, perfect for al fresco dining, gardening, or simply unwinding after a long day. The orientation ensures plenty of afternoon and evening sun, making it an ideal spot for relaxation.

For those considering future expansion, this property offers significant potential. There is scope to expand into the loft, subject to obtaining the necessary planning permissions, providing an exciting opportunity to add further value and living space to this already impressive home.

Located in Hanover, residents benefit from a lively community atmosphere, excellent local amenities, and convenient access to Brighton city centre, its mainline station, and the seafront. This property truly offers a fantastic lifestyle opportunity, combining comfort, character, and convenience in one of Brighton's most sought-after locations. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.





Education:

Primary: Elm Grove Primary, St Luke's Primary, Fairlight Primary School, St Martin's CofE Primary School

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and prep school, Lancing College Prep

Good to Know:

Hanover and the surrounding streets close to Elm Grove continue to offer popular locations for families and professionals to live when moving to the city. They tick so many boxes with their vibrant and welcoming community; colourful terraced houses; foodie pubs; incredible hilltop views and close proximity to excellent schools, Brighton Station and the city centre. Both Brighton and Sussex Universities are nearby and this house benefits from The Patch Park just a short walk from the front door where children can play and the community hosts three festivals each year. Transport links are excellent with buses stopping nearby taking you throughout the city and beyond and the trainline from Moulsecoomb Station runs to Lewes and the surrounding countryside. Further up the hill you find The South Downs Way and the beach is just 30-minutes on foot. 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.

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