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Sold
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Canning Street, BN2
£600,000 - £635,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Canning Street, BN2

3 Bedrooms | 2 Reception Room | 1444 sqft

Nestled on a highly desirable one-way street in Brighton, this charming three-bedroom terrace house presents an exceptional opportunity for buyers seeking a vibrant lifestyle combined with comfortable living. Offered with a guide price of £600,000 - £635,000, this property boasts a unique layout spread across multiple levels, providing distinct and versatile spaces for modern family life.

The lower ground floor features an inviting open-plan living room, perfect for relaxation and entertaining. Descending further, the basement level reveals an open-plan kitchen and dining area, thoughtfully designed to flow seamlessly out to the south-facing courtyard garden. This private outdoor space is ideal for al fresco dining, gardening, or simply enjoying the Brighton sunshine. Adjacent to the kitchen, a practical sun room, or utility room provides additional functional space, complete with doors opening directly to the garden, enhancing the indoor-outdoor connection.

The ground floor is home to one of the three bedrooms, offering flexible accommodation options, perhaps as a guest room or a home office. Also on this level is the well-appointed family bathroom, which features both a bath and a separate shower, catering to all preferences. Ascending to the first floor, you will find two further generously sized bedrooms, providing comfortable retreats for family members.

One of the significant advantages of this property is its potential for future expansion. Subject to obtaining the necessary planning consents, there is a clear opportunity to convert the loft, adding considerable value and living space to this already appealing home. This offers a fantastic chance for new owners to tailor the property to their specific needs and preferences.









Location is paramount, and this property excels in that regard. Situated on a popular street renowned for its friendly community spirit, residents enjoy an annual street party, fostering a strong sense of belonging. Queen's Park, a beautiful green oasis, is just a short stroll away, offering recreational opportunities and a peaceful escape from city life. The vibrant Kemptown area, with its eclectic mix of independent shops, cafes, and restaurants, is also very close by, providing an abundance of amenities and entertainment options. Excellent bus routes are readily available, offering convenient access to Brighton city centre and beyond.

For those with vehicles, the property benefits from the highly sought-after advantage of having no waiting list for a parking permit, a significant convenience in this popular urban location. This delightful terrace house combines period charm with modern potential, all within a highly desirable Brighton setting. Early viewing is strongly recommended to fully appreciate all that this wonderful home has to offer.











Education:

Canning Street is well situated for those with families, being close to top schools such as Brighton College and St. Luke's Primary School, making it an excellent choice for families looking for a central yet peaceful location.

Good to Know:

The vibrant Kemp Town village is just a short walk away, offering a wide variety of independent shops, cafes, restaurants, and a thriving cultural scene. The area is also home to an art gallery and a weekly artisan market held at St. George's Church gardens, adding to the area's lively atmosphere. For those who enjoy outdoor activities, the nearby marina offers additional leisure options, with its array of supermarkets, cinemas, restaurants, and waterfront cafes. For nature lovers, the open countryside of the South Downs National Park is easily accessible, providing ample opportunities for hiking, cycling, or simply enjoying the great outdoors. The under-cliff walkway, which continues along the seafront, also offers stunning coastal views and easy access to Brighton's iconic beach.

In terms of transport, the property benefits from excellent connectivity. The regular number 2 bus service provides direct links to Brighton mainline station, which offers fast and frequent services to London, making this an ideal location for commuters. The bus stop is located less than a minute away. The vibrant city centre is also just a short distance away, providing a wealth of amenities, entertainment, and cultural experiences.

