

Toronto Terrace, Brighton

£475,000 - £500,000

ASTON VAUGHAN

INTRODUCING

Toronto Terrace, Brighton

2 Bedrooms | 1 Bathroom | 1 ReceptionRoom | 814SqFt |
West-facing Garden | Queens Park location

Nestled in the vibrant and highly desirable Hanover area of Brighton, this charming two-bedroom mid-terrace house presents an exceptional opportunity for buyers seeking a turnkey home in a prime location. With a motivated vendor, this property is ready for its new owners to move straight in and immediately enjoy all that Brighton has to offer.

The property's location is truly outstanding. Situated within easy reach of Queens Park, residents can enjoy expansive green spaces, perfect for leisurely strolls, picnics or outdoor activities. The home also benefits from being within the catchment area for the highly regarded St Luke's School, making it an ideal choice for families. For those who love the coast, the beach is just a short walk away, offering endless opportunities to enjoy Brighton's iconic seafront. The surrounding area is rich with independent shops, cafés, pubs and restaurants, reflecting the unique bohemian spirit of Hanover.

Upon entering, you are greeted by a welcoming atmosphere that flows throughout the home. The reception room provides a comfortable space for relaxation and entertaining, benefiting from natural light. The layout is practical and well-proportioned, making the most of every square foot. The house features two well-appointed bedrooms, offering comfortable accommodation for residents or guests. The single bathroom is conveniently located and maintained to a good standard. The property's mid-terrace design ensures a sense of community and privacy.

One of the standout features of this Hanover home is its delightful west-facing garden. This outdoor space is perfect for enjoying the afternoon and evening sun, whether you are dining al fresco, gardening or simply unwinding after a long day. It provides a private oasis in the heart of the city.
Connectivity is another key advantage of this location. Brighton Station is easily accessible, providing excellent links for commuters to London and beyond.

This property is more than just a house; it is a lifestyle choice. Combining a fantastic location with a comfortable, ready-to-move-into home. The motivated vendor is keen to secure a sale, making this an opportune moment to acquire a piece of one of Brighton's most cherished neighbourhoods.

Early viewing is highly recommended to fully appreciate the charm and convenience this wonderful home offers.






BAR
BLACK LEATHER












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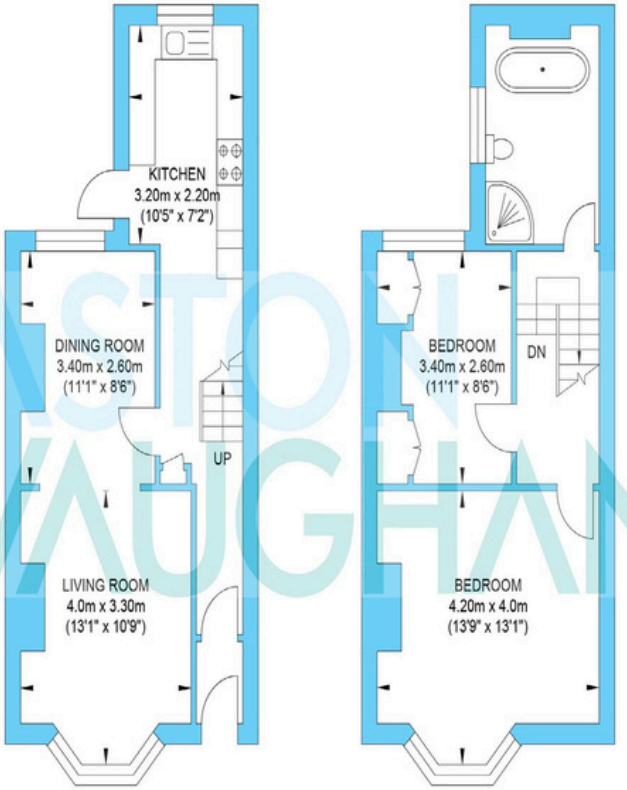
Closest schools:

Primary: St Luke's Primary, Elm Grove Primary Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC Private: Brighton College, Lancing College Prep, Montessori

Location:

Hanover continues to be one of the most popular locations for families and professionals to live when moving to the city. It ticks so many boxes with its vibrant and welcoming community; colourful terraced houses; foodie pubs; incredible hilltop views and its close proximity to excellent schools, Brighton Station and the city cen- tre. Both Brighton and Sussex Universities are nearby and this house benefits from Queens Park just 3-minutes up the road. Transport links are excellent with buses stopping nearby taking you throughout the city and beyond and the trainline from Brighton Station gets you into London in under an hour. Further up the hill you find The South Downs Way and Kemptown Seafront is just 10-15-minutes on foot ' almost downhill all the way. 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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Ground Floor
Approximate Floor Area
407.09 sq ft
(37.82 sq m)

First Floor
Approximate Floor Area
407.09 sq ft
(37.82 sq m)

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Approximate Gross Internal Area = 75.64 sq m / 814.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.