

austin gray

20 Luther Street

Brighton, BN2 9XA

£400,000

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Luther Street is ideally situated in the heart of Hanover, one of Brighton's most popular and characterful neighbourhoods, renowned for its vibrant community atmosphere, independent shops, cafés and traditional pubs. Nearby Islingword Road and Elm Grove offer a good selection of local amenities, while Queen's Park, Brighton seafront and the city centre are all within easy reach.

The area is well served by local schools, including Elm Grove Primary, Fairlight Primary, St Luke's Primary and St Martin's CofE Primary, with secondary options including Varndean School, Dorothy Stringer School and Cardinal Newman Catholic School.

Brighton mainline railway station and London Road station are also conveniently accessible, making this an excellent location for commuters and those wishing to enjoy all that the city has to offer.

- Well Presented Victorian Home in Popular Hanover, Brighton
- Two Double Bedrooms
- Open Plan Through Lounge / Dining Room
- Modern Fitted Kitchen
- Modern Bathroom W.C.
- Walled Patio Rear Garden
- Gas Central Heating & Double Glazing
- Vendor Suited
- Sole Agents
- Council Tax Band C EPC D















Located in the heart of the ever-popular Hanover area, on the desirable Luther Street a cul-de-sac, this beautifully presented two double bedroom terraced house occupies an enviable position backing directly onto the reservoir. Having been thoughtfully improved by the current owners, the property offers bright, spacious and well-maintained accommodation, making it an ideal home for a range of buyers.

The ground floor features a spacious open-plan sitting and dining room, enhanced by attractive wooden flooring and providing a welcoming space for both everyday living and entertaining. To the rear, the kitchen overlooks the enclosed patio garden.

A family bathroom / W.C. is conveniently positioned on the half landing, while the first floor offers two generous double bedrooms, with the main bedroom enjoying rooftop views.

From the landing a folding wooden ladder provides access to the boarded and carpeted loft space that also has a small Velux window to the front elevation.

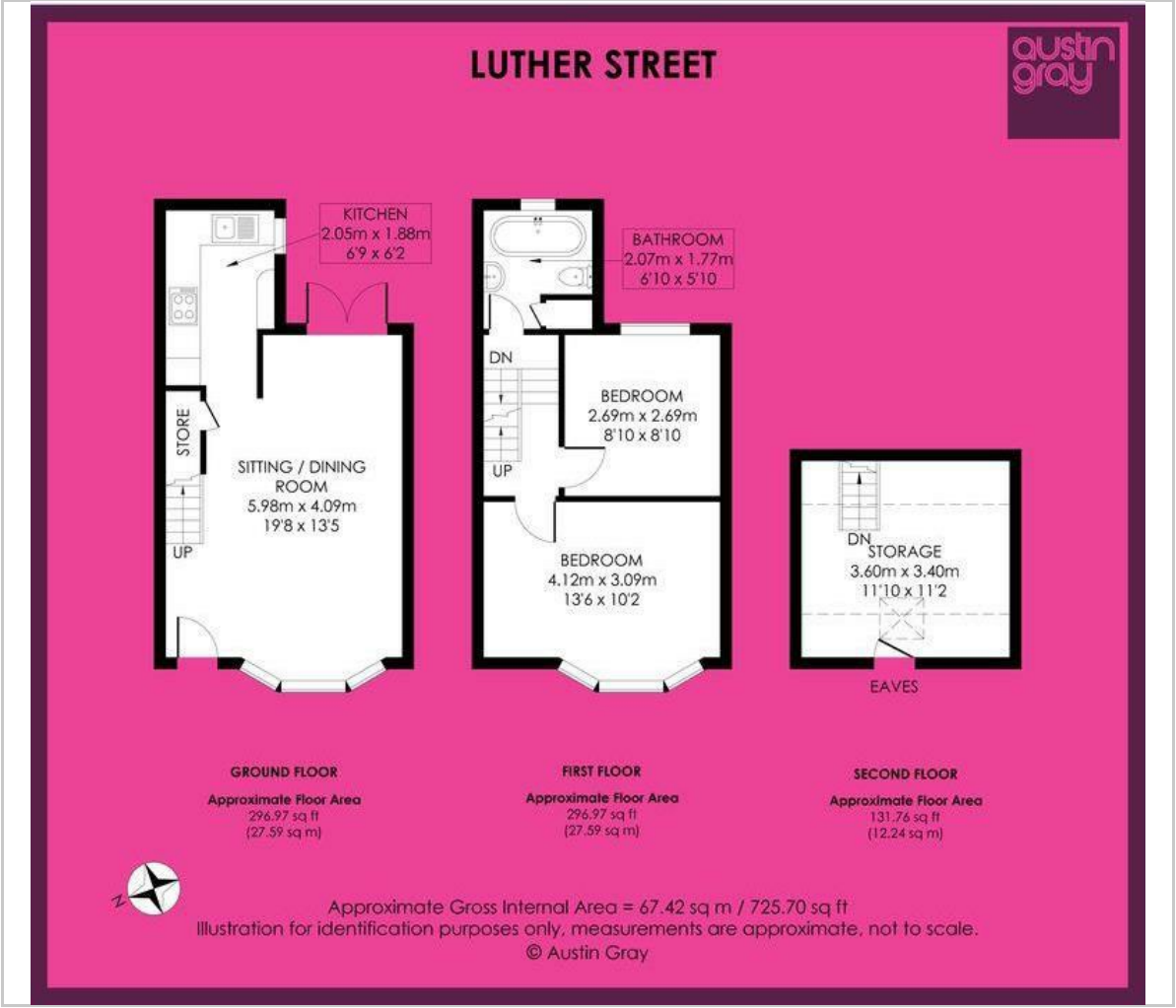
To the rear is an enclosed patio garden measuring approximately 25' in length, offering a private and low maintenance outdoor space.



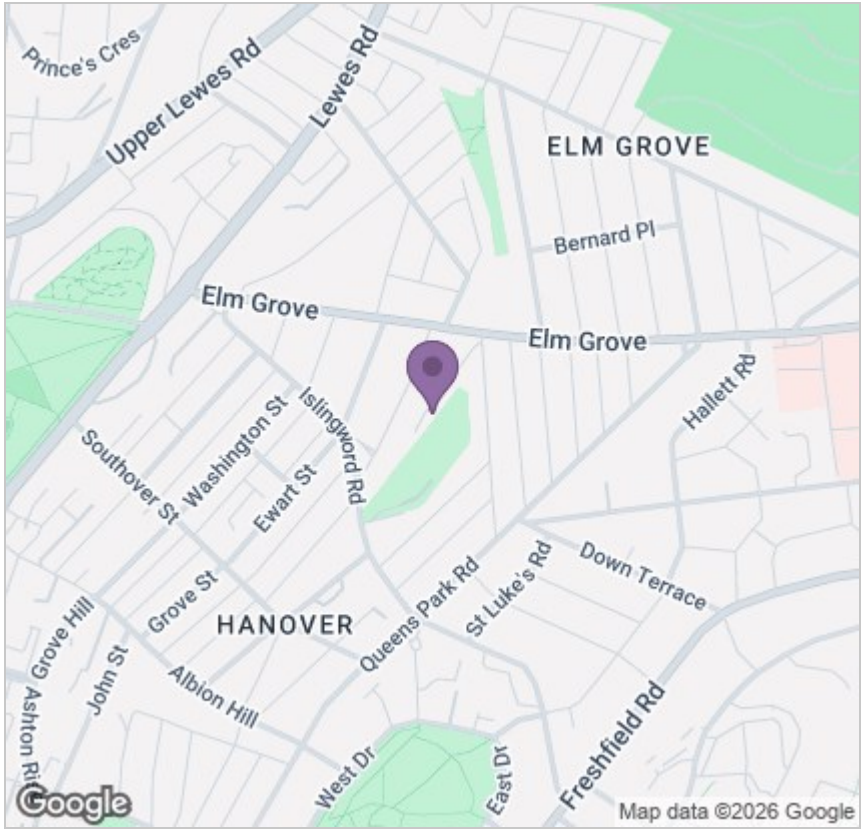




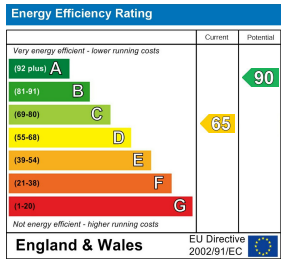
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Austin Gray Residential Office on 01273 232232
if you wish to arrange a viewing appointment for this property or require further information.

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