John Hilton

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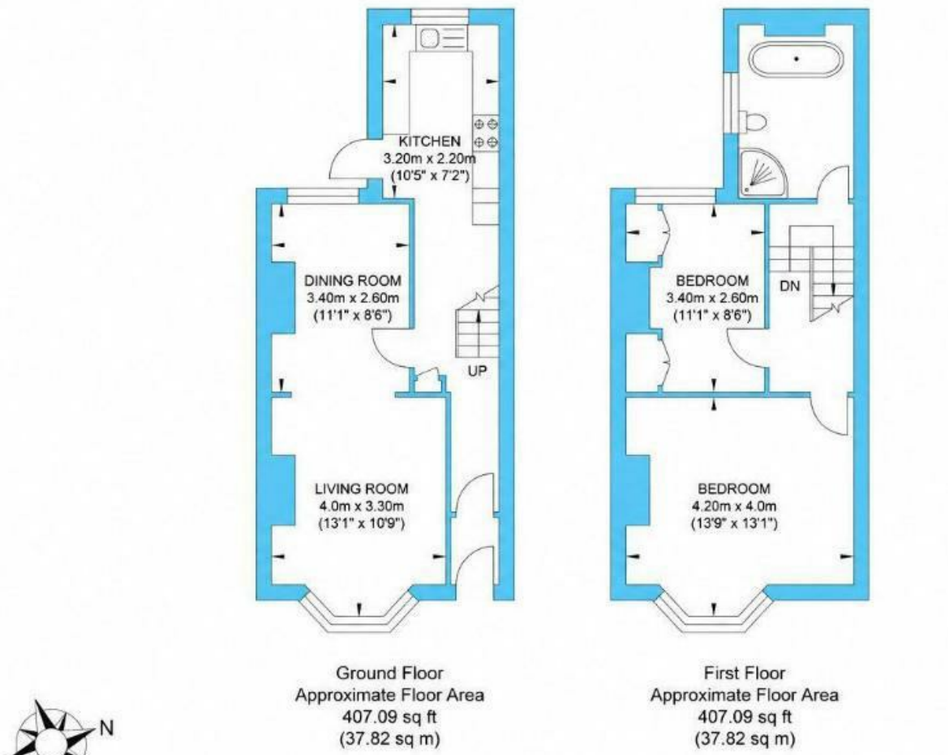
Est 1972

Toronto Terrace



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)

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

Total Area Approx 814.18 sq ft

14 Toronto Terrace, Brighton, BN2 9UW

To view, contact John Hilton:
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Guide Price £450,000-£475,000
Freehold

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14 Toronto Terrace
Brighton, BN2 9UW

*** GUIDE PRICE £450,000-£475,000 ***

Situated in the ever-popular Hanover district of Brighton, this beautifully presented two-bedroom mid-terrace home offers an excellent opportunity to acquire a property that is ready to move straight into.

Ideally positioned to enjoy everything the city has to offer, the property is within easy reach of Queen's Park, Brighton seafront and the city centre, while Brighton Station is also conveniently accessible for those commuting to London or travelling further afield. The house is within the catchment area for the well-regarded St Luke's Primary School, making it an appealing choice for families as well as professionals and first-time buyers.

The accommodation is well arranged and offers a welcoming, comfortable feel as soon as you enter, and the stylish lounge/dining room provides an inviting space in which to relax or entertain, with a feature fireplace and good natural light. The kitchen, situated to the rear of the ground floor, is fitted with matching modern wall and base units and work surfaces with tiled splashbacks, with a Butler-style sink and integrated appliances, and a glazed door opening onto the rear garden.

The practical layout makes excellent use of the available space, creating a home that is both functional and easy to enjoy.

Stairs ascend from the hallway to a half-landing and the family bathroom with feature floor tiles, a freestanding roll-top claw-foot bath and separate shower enclosure, vanity unit with inset wash basin, and low-level WC.

There are two bedrooms, providing versatile accommodation for a couple, small family or those requiring additional space for guests or working from home.

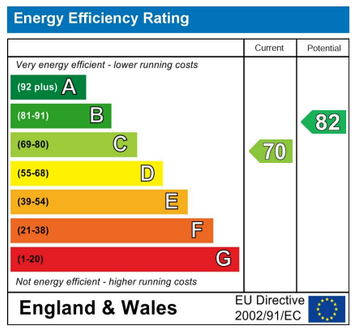
The delightful west-facing garden provides a particularly attractive outdoor space to enjoy the afternoon and evening sunshine. Whether used for outdoor dining, entertaining, gardening or simply relaxing, it offers a welcome extension of the living accommodation and a private place to unwind.

Hanover remains one of Brighton's most sought-after neighbourhoods, renowned for its colourful terraced streets, strong sense of community and eclectic selection of independent cafés, pubs and local businesses. The area is particularly popular with families and professionals thanks to its proximity to highly regarded schools, the city centre and Brighton Station.

Queen's Park is approximately three minutes away on foot, the shops and amenities of Lewes Road, the North Laine and central Brighton are all within easy reach, and both Brighton and Sussex Universities are conveniently accessible. Regular bus services operate nearby, providing convenient access across the city and beyond, while Brighton Station offers direct services to London in under an hour. Kemptown seafront is also around a 10–15-minute walk away, and for those who enjoy walking and exploring the outdoors, the South Downs Way can be easily reached further up the hill.

With excellent transport links, green open spaces, the coast and Brighton's vibrant city centre all close by, this charming and well-located home represents a fantastic opportunity to secure a turn-key property in one of Brighton's most vibrant and desirable neighbourhoods.

With a motivated vendor, early viewing is highly recommended.



Council Tax Band: **C**

- Popular Hanover/Queens Park Location
- Mid-Terrace House
- Two Bedrooms
- Through Lounge/Dining Room
- Modern Kitchen with Butler-Style Sink
- West-Facing Garden
- Turn-Key Property
- Catchment for St Luke's School
- Excellent Transport Links & Green Open Spaces Nearby
- MOTIVATED VENDORS

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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