



8 Canning Street
Brighton, BN2 0EF

Guide Price £625,000
Freehold

UWS1270

- No chain
- South facing garden
- Laid out over 4 floors
- Complete renovation of basement
- 3 Bedrooms
- New radiators, character features, fireplaces.
- 2 Bathrooms (Basement bathroom newly installed in 2024, with underfloor heating)
- Beautiful open plan kitchen/breakfast room/dining room
- Very close to Brighton College and St Luke's School

**** NO CHAIN. BEAUTIFULLY PRESENTED WITH A REAL SENSE OF STYLE. SOUTH FACING GARDEN. VERY FLEXIBLE ACCOMMODATION. STUNNING OPEN PLAN KITCHEN/DINER. WELL WORTH VIEWING.** This exceptional 3 bedroom home has been thoughtfully redesigned by the current owners, who have invested significant time and care to create a warm, stylish, and highly adaptable living space. Situated on a friendly one-way street just moments from the highly regarded Brighton College, and positioned on the sought-after southerly side, the property enjoys an abundance of natural light throughout. At the heart of the home is a stunning open-plan kitchen/dining area, recently installed and complete with integrated white goods—perfect for both everyday living and entertaining. The accommodation is impressively flexible, offering: Two generous double bedrooms on the first floor, a reception room and family bathroom on the ground floor, a cleverly designed third bedroom or second reception room on the lower level, alongside a newly fitted second bathroom with built-in washer/dryer. The south-facing garden is easy to maintain and provides a sun-filled outdoor retreat. Further benefits include potential to extend into the loft (subject to the usual planning permissions), making this a home that can grow with your needs. With approximately 129 sq m of internal space, an EPC rating of D (66), and located within Parking Zone H, this is a rare opportunity to acquire a truly standout property just a short distance from the seafront. Early viewing is highly recommended.

Location

Canning Street is a highly south after street, located just east of the city centre in the Queen’s Park / Kemptown area. A one way street with the fantastic, 'The Round Georges' pub at the end of the street. The street runs between Walpole Terrace and Sutherland Road. Around 1 mile east of central Brighton, close to Queen’s Park, Royal Sussex County Hospital, Brighton College and Brighton seafront (short walk). This home is located on the best side of the street, as the garden faces a Southerly direction.

Ground Floor

The ground floor level has a very inviting reception room, with a stunning fireplace, bay window, wooden flooring. The family bathroom is behind this room. With a roll top bath, with shower over and a South facing window. This bathroom suite was installed by the current owners

First Floor

2 Double bedrooms on the first floor, with access to the loft from the landing. The main bedroom is to the front and spans the whole width of the house. A beautiful fireplace with bespoke built in wardrobes, either side of the chimney breast, wood flooring. Bedroom 2 is to the rear of the house, with another fireplace and wood flooring.

Lower Ground Floor 1

Without doubt, the true heart of the home is this stunning 22ft dual-aspect open-plan kitchen and dining space. Bathed in natural light, the room enjoys sunshine streaming in from the rear, with elegant French doors opening onto a wrought iron balcony that overlooks the south-facing garden. The kitchen itself is beautifully appointed, featuring fully integrated appliances, an abundance of storage, a boiling water tap, and a central island—perfect for both everyday living and entertaining. Exposed wood flooring adds warmth and character throughout, while a door provides access to exterior steps leading to the front of the property and the street beyond. No expense has been spared by the current owners, with thoughtful details such as exposed brickwork that flows from the staircase down to the garden level, adding a striking architectural touch.

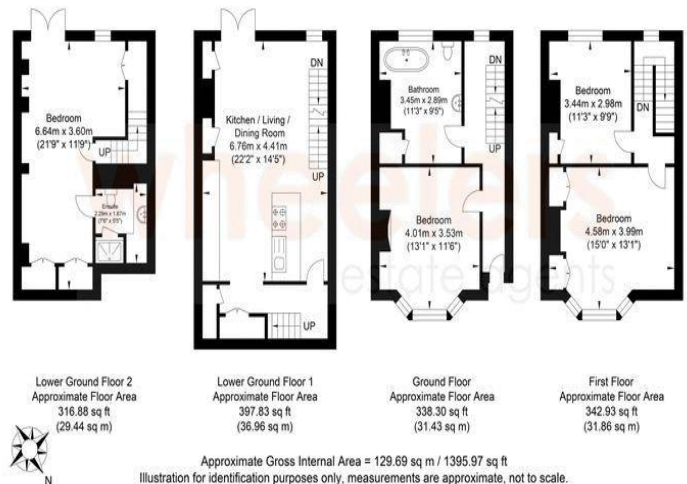
Lower Ground Floor 2 (Garden level)

The current owners have transformed this level beautifully, lowering the floor to create a versatile additional bedroom or reception space. Thoughtfully designed with bespoke fitted units and ample storage, the room is both stylish and practical. French doors open directly onto the garden, allowing natural light to pour in and creating a seamless indoor-outdoor flow. Complementing the space is a stunning en-suite shower room, finished to a high standard. Whether used as an impressive entertaining area or a private retreat for a teenage child, this is a flexible and highly desirable addition to the home.

Garden

South facing, wall enclosed, with raised beds and @ 25ft in length, a real sun trap

Canning Street



Energy performance certificate (EPC)

8 CANNING STREET BRIGHTON BN2 0EF	Energy rating	Valid until:	28 October 2030
	D	Certificate number:	2013-3901-3200-0880-0200

Property type Mid-terrace house

Total floor area 92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



(More photos are available on our website, by clicking on the Canning Street link and going to images)

Please Note All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES. 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.

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INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

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