



*Manor Road BN2*

£475,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



**\*\*GUIDE PRICE £475,000 - £500,000\*\***

Tucked along a peaceful stretch of Manor Road, this elegant white-rendered semi-detached home offers a refined yet relaxed way of living, where contemporary design meets the easy charm of the coast. Refurbished in 2022, the property has the reassuring quality and efficiency of a modern home, yet its thoughtful palette and carefully chosen finishes give it a warmth and character more often associated with period houses.

From the moment you arrive, there is an immediate sense of calm. The crisp white façade feels timeless and quietly confident, setting the tone for what lies within. The first double bedroom sits just off the entrance and is a wonderfully flexible space. Currently arranged as a bedroom, it could equally become an inviting snug — the perfect spot for curling up with a book, enjoying a Sunday afternoon film, or creating a cosy retreat away from the main living area.

As you move further into the house, the space opens into the heart of the home: a striking open-plan reception and kitchen that balances sophistication with liveability. This is a room designed for modern life, where cooking, conversation and relaxation unfold naturally. Real marble worktops bring a sense of understated luxury, catching the light throughout the day, while soft grey cabinetry provides a calm and contemporary backdrop. The living area, styled in earthy, natural tones, feels both grounded and serene — a space that invites you to slow down and savour everyday moments. The layout lends itself effortlessly to entertaining, yet remains just as suited to quiet nights in. A beautifully finished downstairs shower room adds further practicality, offering convenience for guests and everyday living alike.



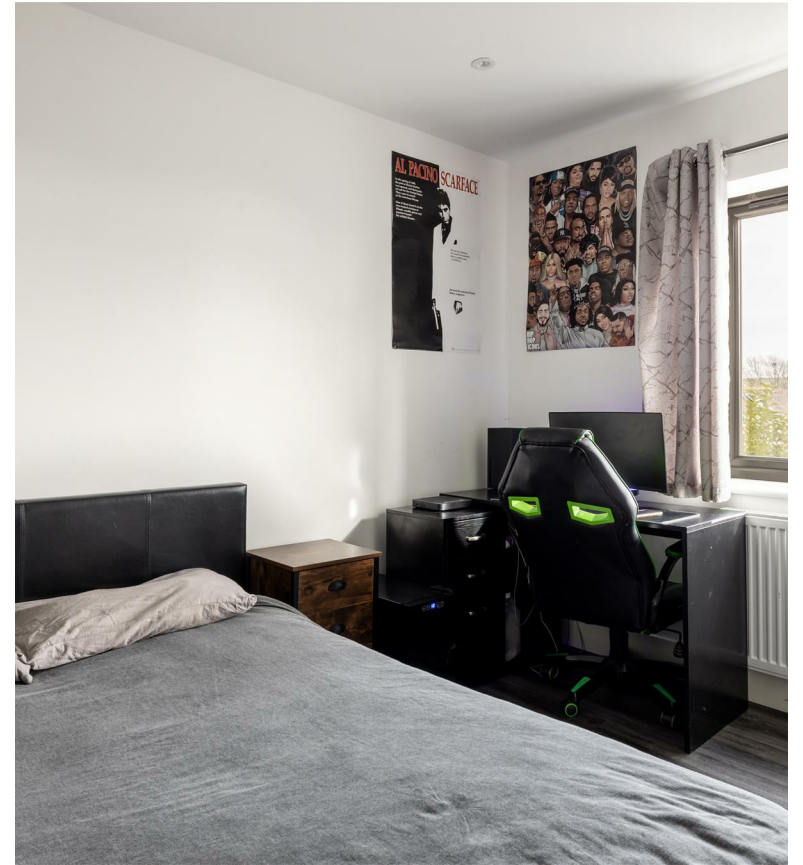
Upstairs, the sense of calm continues. Two further bedrooms have been designed with simplicity and comfort in mind, each offering built-in storage to maintain a clean and uncluttered aesthetic. These are restful, adaptable spaces, equally suited to family life, working from home, or welcoming visitors. Soft light and neutral finishes create a soothing atmosphere, making it easy to unwind at the end of the day.

The family bathroom is particularly striking, finished in beautiful white marble that evokes the tranquil elegance of a boutique hotel. It is a space that transforms everyday routines into small rituals, whether it is a refreshing start to the morning or a long, indulgent soak in the evening.

Outside, the tiered garden offers exciting potential. It is a generous and well-proportioned space, with the structure and foundations already in place to create something truly special. While it would benefit from thoughtful landscaping, the possibilities are abundant. From layered planting and elegant terraces to outdoor dining areas and quiet corners for relaxation. It is easy to envisage summer evenings spent entertaining friends, children playing across the levels, or simply enjoying the fresh coastal air in a garden designed entirely to your taste.







The area surrounding Manor Road is particularly well regarded for its excellent schooling, making it an attractive choice for families. A number of highly rated options are within easy reach, including Varndean School and Dorothy Stringer School, both known for their strong academic reputations and vibrant communities. For younger children, there are several well-loved primary schools nearby, creating a reassuring sense of continuity and community for families putting down roots.

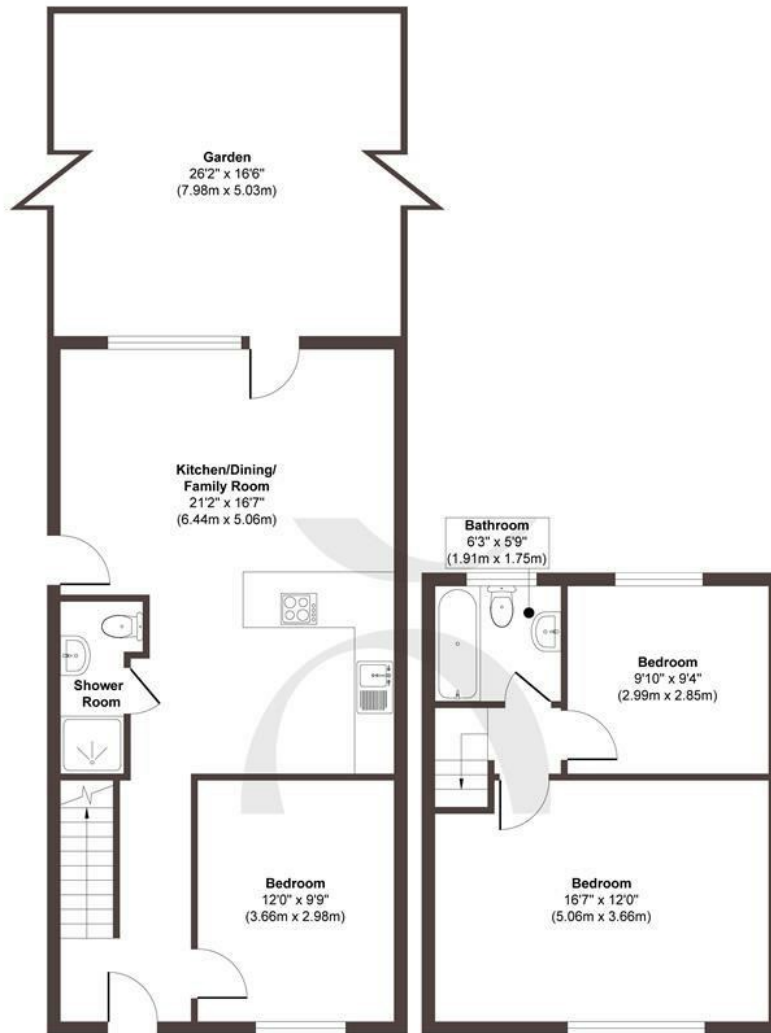
Transport links are equally convenient, offering the perfect balance between coastal living and city accessibility. Brighton railway station is close by, providing regular services into London, making commuting or occasional trips to the capital refreshingly straightforward. Local bus routes run frequently into the centre of Brighton and beyond, while the A23 and A27 are easily accessible for travel along the South Coast or further afield.

The surrounding neighbourhood also offers a wonderful lifestyle, with green open spaces such as East Brighton Park and the rolling landscapes of South Downs National Park just moments away, perfect for weekend walks, cycling and outdoor living. Everyday amenities are close at hand, from independent cafés and local shops to larger supermarkets and leisure facilities, ensuring that everything you need is within easy reach. Altogether, it is an area that combines a relaxed, community-focused atmosphere with the energy and creativity for which Brighton is so well known.









**Ground Floor**  
Approximate Floor Area  
559 sq. ft  
(51.90 sq. m)

**First Floor**  
Approximate Floor Area  
363 sq. ft  
(33.70 sq. m)

**Approx. Gross Internal Floor Area 922 sq. ft / 85.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**STONE**

## The Details

- Beautifully reimagined white rendered semi-detached home, refurbished in 2022
- Stunning open-plan reception and kitchen forming the heart of the home
- Three generous double bedrooms arranged over two floors
- Turnkey condition with high-quality finishes
- Energy-efficient modern construction
- A calm, cohesive interior inspired by boutique hotel living
- Generous tiered rear garden with excellent proportions

Energy Performance Certificate (EPC)

Band C

Council Tax Band

B



STONE

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