



Canning Street, BN2

Guide Price £600,000 - £625,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Canning Street, BN2

3 Bedrooms | 2 Reception Room | 1100 sq ft |

Nestled at the far end of a row of attractive Victorian terraced houses, this property stands out with its pastel-colored facades and period detailing, creating an inviting street scene. Spanning three floors, the house is well proportioned, providing an abundance of space and light throughout. As you step inside, you are greeted by a large, double reception room with dual aspect windows, which flood the space with natural light, creating a bright and airy atmosphere. Elegant glass French doors open to the rear, allowing a seamless connection to the outdoor space. The whitewashed wood floors throughout the

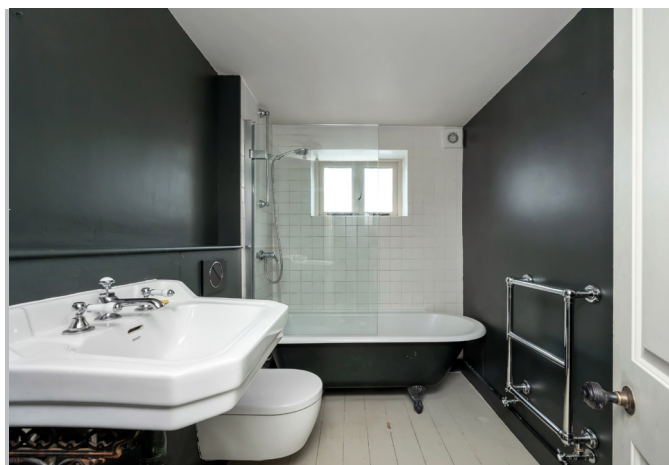
reception areas beautifully complement the ornamental period fireplace, adding a touch of charm and character to the room. The contemporary shaker-style kitchen, located at the rear of the property, provides an ideal space for cooking and entertaining, with ample storage and high-quality fittings that ensure a stylish yet practical space. A convenient cloakroom on the lower ground floor, along with an external storage cupboard, further enhances the property's functionality, offering excellent storage options and making everyday living even more convenient.



Upstairs, the property offers four spacious double bedrooms, two on each of the upper floors, ensuring plenty of room for a growing family or for those who need additional space for home offices or guest rooms. Each of the bedrooms boasts excellent proportions, with three featuring beautiful cast-iron fireplaces, adding to the overall period charm of the house. The principal bedroom benefits from bespoke fitted wardrobes, providing ample storage space while maintaining a sleek and minimalist aesthetic. A well-designed family bathroom, with classic fixtures and fittings, serves the upper floors and offers a relaxing space for unwinding after a long day. Throughout the house, the same elegant whitewashed wood floors continue, providing a sense of continuity and cohesion between the spaces. The central staircase, rising from the entrance hallway to the upper floors, is a striking feature, enhancing the property's overall grandeur.

The house also offers a large loft space, which is accessed via a pull-down ladder and provides additional storage or potential for further development, subject to the necessary permissions. Recently installed double-glazed windows ensure that the property remains well-insulated and energy-efficient, helping to maintain a comfortable temperature year-round while also reducing noise from the outside.

To the rear of the property, you will find a good-sized patio garden, which is accessed directly from the lower ground floor living area. This tranquil outdoor space is perfect for relaxing or entertaining, with plenty of room for dining al fresco or enjoying a peaceful moment outdoors. The garden is thoughtfully landscaped, featuring a selection of plants and shrubbery that embellish the perimeter, creating a private and serene environment. It's an ideal space for gardening enthusiasts or those who simply want to enjoy outdoor living in the heart of the city.



Education:

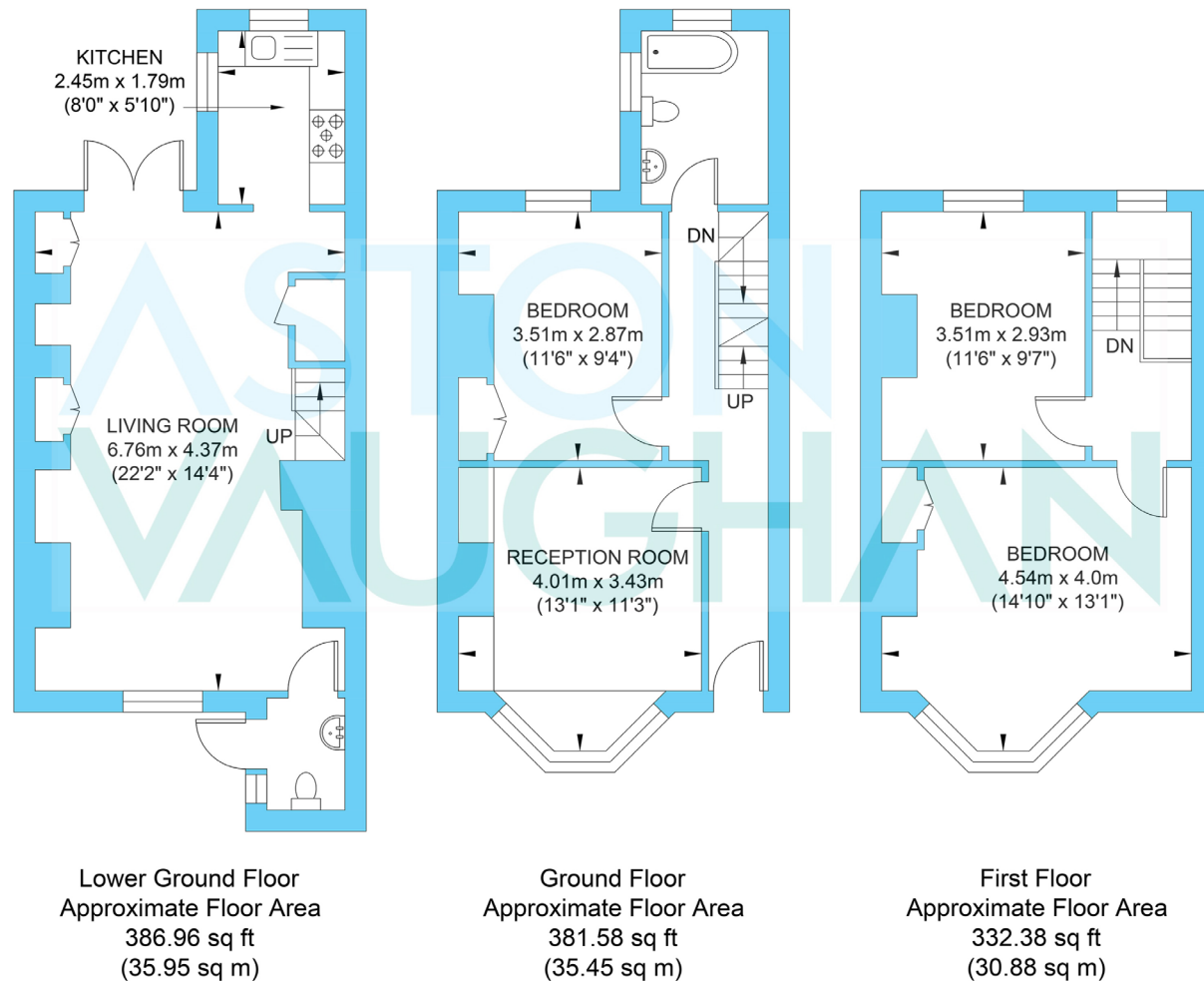
Canning Street is well situated for those with families, being close to top schools such as Brighton College and St. Luke's Primary School, making it an excellent choice for families looking for a central yet peaceful location.

Good to Know:

The vibrant Kemp Town village is just a short walk away, offering a wide variety of independent shops, cafes, restaurants, and a thriving cultural scene. The area is also home to an art gallery and a weekly artisan market held at St. George's Church gardens, adding to the area's lively atmosphere. For those who enjoy outdoor activities, the nearby marina offers additional leisure options, with its array of supermarkets, cinemas, restaurants, and waterfront cafes. For nature lovers, the open countryside of the South Downs National Park is easily accessible, providing ample opportunities for hiking, cycling, or simply enjoying the great outdoors. The under-cliff walkway, which continues along the seafront, also offers stunning coastal views and easy access to Brighton's iconic beach.

In terms of transport, the property benefits from excellent connectivity. The regular number 7 bus service provides direct links to Brighton mainline station, which offers fast and frequent services to London, making this an ideal location for commuters. The vibrant city centre is also just a short distance away, providing a wealth of amenities, entertainment, and cultural experiences.

Canning Street



Approximate Gross Internal Area = 102.28 sq m / 1100.92 sq ft