



Lynton Street, Brighton BN2
Offers In The Region Of £500,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Lynton Street, BN2

2 Bedrooms | 1 Bathroom | 1 Living Room
717 Sq Ft | Hanover | West facing garden

Private and quiet this 2 bedroom house has a great finish inside, a sunny, landscaped west facing garden and a large attic which some neighbours have extended into, subject to consents. The street permit parking has no waiting list and it's just a 10-12 min walk from the city centre at the Level and 8 from the tennis courts, pond and cafe of Queen's Park. There are local stores for fresh produce and this one way street links Queen's Park Road and Elm Grove - both with bus routes to take you to the beach, countryside or major employers. Ideal as a first buy or investment in a good school catchment area, it's ready to move into where a spacious living dining room has a wood burning stove, and a glamorous contemporary kitchen opens to the garden. There's a sophisticated shower room and both of the comfortable bedrooms are generous doubles. Hanover's a popular spot in the city with both the sea and the Downs easy to reach and swift access to the airports and London by train or the A23/A27.

- Historic Hanover
- Potential to extend – subject to consents
- Beautiful interior
- Landscaped garden
- Inviting 68.8m² 740.9 sq. ft.
- Good transport links
- Council tax band C
- Parking permit zone S - no waiting list





Hanover is a sought after spot, its historic, painted terraces rising from the Level at the foot of the North Laine to the tennis courts and pond of Queen's Park.

Outside, this cheerful Victorian property radiates period charm – although the made to measure timber windows are actually energy efficient- (as are the UPC windows to the rear) and these subtle contemporary improvements continue inside as a loving but thorough refurbishment, begun in 2015, includes replacing the kitchen and bathroom, installing a combi boiler in the outhouse, fitting made to measure plantation blinds and expert landscaping of the garden including an extension of the patio.

Inside, the hallway introduces the classical beauty of the interiors with a high ceiling, calm colour choice and engineered oak underfoot which continues into the inviting double depth living room. A large east bay window at the front brings in the sunshine, a tall window at the dining end frames garden views and there is both a handsome old school radiator and a wood burning stove for cooler evenings.

Past under stair storage, a streamlined kitchen is sunny and spacious with plenty of sophisticated storage and quartz surfaces which glitter beneath a choice of lighting levels. Opening to the garden it is perfect for entertaining and integrated appliances include a gas hob and electric oven beneath a hood, a dishwasher and a washing machine and there's still designated space for a tall fridge freezer.

Outside, the spacious patio becomes an extension of the ground floor during summer – and it looks over a lawn surrounded by raised beds planted for colour and scent. There's ample space to share and this tranquil oasis is only a few minutes from the city centre – on foot!





Upstairs, the spacious landing has access to the attic, and the layout of this floor is useful if you were thinking of extending up, as you wouldn't have to 'borrow' too much of the first floor to create a staircase. At the back, the quiet double bedroom is soothing and has open views which sweep over the city to a glimpse of protected downland. At the front, the principal bedroom is a welcoming refuge which stretches the full width of the building, and with elegant decoration and custom made wardrobes with organised storage it is ready to move into.

Vendor's Comments:

"The house is bright and easy to live in and we wanted to balance style with home comforts, which we hope you will enjoy! The street is quiet but convenient with a friendly mix of people as this is a great area whether you're a couple, an older person or a family as it bridges Kemptown's beaches to the green of the Level and city centre. There are local shops, cafés and bistro bars to explore and in the evenings, you won't need to use the car to go to restaurants or theatres as you can walk or bus everywhere."





LOCATION GUIDE

Good to Know

Shops: Local stores easy 3 mins walk, North Laine 10-15 mins walk, 3 by car

Train Station: Walk, bus, cycle or cab to Brighton Station

Seafront or Park: Queens Park and The Patch are 8-10 mins away

Education

Primary: Elm Grove Primary (good) St Luke's (outstanding)

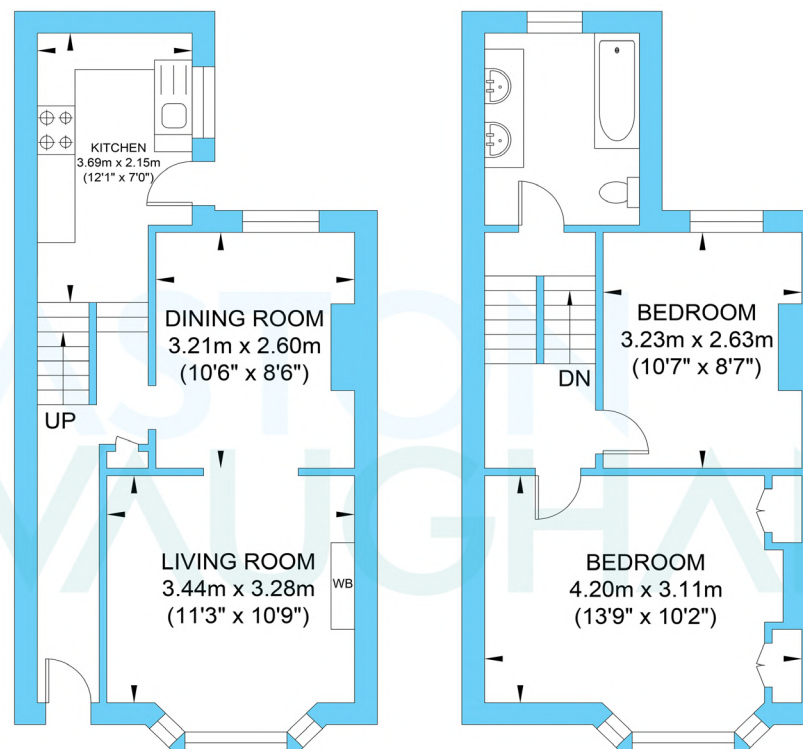
Secondary: Varndean, Dorothy Stringer

Sixth Form: Varndean, BIMM, MET BHASVIC

Private: Brighton College, Brighton Waldorf, Roedean

Hanover is famous for its good schools, organic shops, bistro pubs and no-nonsense attitude and it has easy access to both the Level and Queen's Park which have green spaces, sports facilities, playgrounds and cafes, and both hold events during the arts festivals. Close to Kemptown's beaches and major employers -Amex, Police Station and 2 hospitals (and it also hosts Pride), the historic Lanes, international business district and cosmopolitan Marina are all easy to reach. For commuters, the station with direct trains to Gatwick and London is easy to reach by bus or cab, there is no waiting list for S zone parking and around the corner Elm Grove will take you to the countryside or to the bottom of the hill, where both London Road or Lewes Road will take you straight into or out of the city.

Lynton Street



Ground Floor
Approximate Floor Area
358.97 sq ft
(33.35 sq m)

First Floor
Approximate Floor Area
358.97 sq ft
(33.35 sq m)

Approximate Gross Internal Area = 66.70 sq m / 717.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.