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## 45 Canning Street

Brighton, BN2 0EF

### Offers In The Region Of £500,000

A beautifully presented, two bedroom, Victorian terraced house with a patio garden in the popular district of Kempdown offered for sale with no onward chain.

Canning Street lies adjacent to Sutherland Road and Walpole Terrace in the popular district of Kempdown. Renowned schools catering for all age groups are well represented throughout the City, in particular the prestigious Brighton College in Eastern Road. The bustling Kempdown Village is a short stroll away providing an array of amenities, entertainments, restaurants and bars, and Brighton Marina with boutiques, restaurants, cinemas and Casino are easily accessible. For those who wish to commute to London a short bus ride takes you to Brighton mainline station. Queens Park is close by offering recreational amenities and a tranquil respite from the hustle and bustle of City life. The seafront is a short walk away for those who enjoy the coastline and all that it offers.

An entrance hall with oak flooring that continues through to the living/dining room which has a fitted log burner providing extra cosiness and atmosphere with a sash window to the front and sash window to the rear overlooking the rear garden. There is a small hatch through to the kitchen allowing conversation to flow with your guests whilst still cooking in the kitchen. The kitchen itself is modern with integrated appliances to include fridge/freezer and washing machine and a door leads out to the patio garden.

Stairs rise to the half landing where a modern white bathroom/WC is to be found and on the first floor are two double bedrooms both having fitted wardrobes and feature fireplaces adding to the character of the house. To the rear is a pretty walled patio garden flanked by well stocked flower and shrub borders.

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

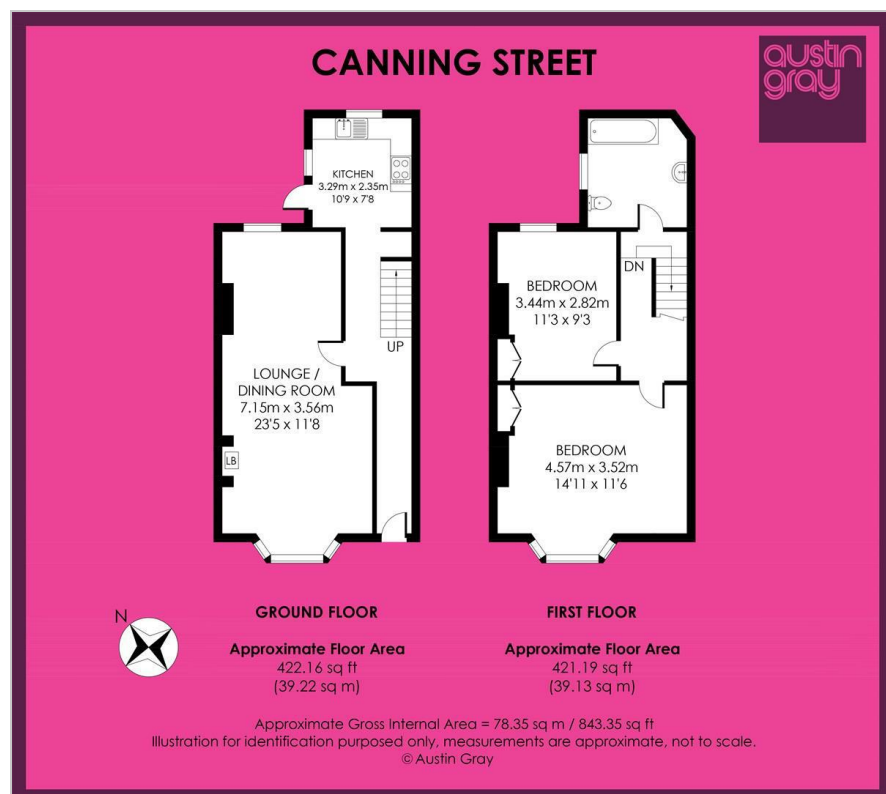
if you wish to arrange a viewing appointment for this property or require further information.

- Council tax band C
- Ideal first home or second home by the sea
- A quiet tucked away popular location with a community feel
- Turn key condition
- Internal viewing is highly recommended to appreciate the location, space and presentation this house offers





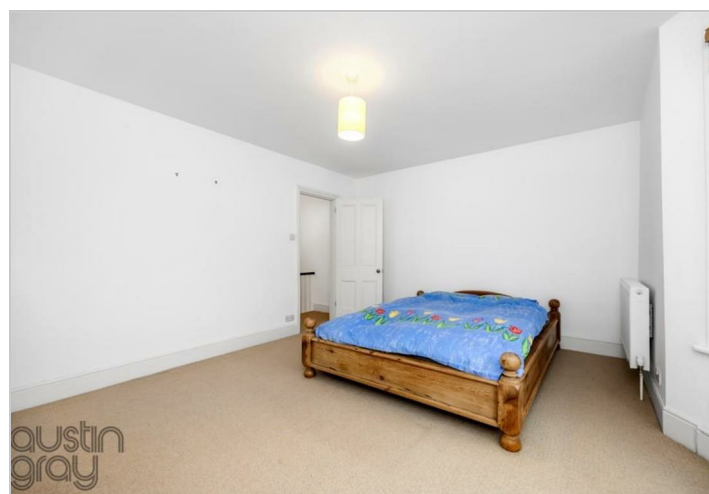
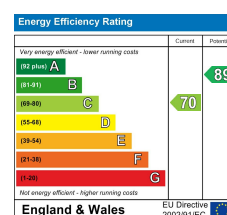
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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