



Grove Street BN2

£525,000

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

————— *The Stone Family*



Tucked away on one of Hanover's most sought-after streets, this beautifully proportioned home offers the perfect blend of character, flexibility and future potential in one of Brighton's most vibrant neighbourhoods. Positioned on Grove Street, a road loved for its strong sense of community and colourful Victorian homes, this is a property that effortlessly adapts to different stages of life. Whether you're stepping onto the property ladder, looking for more space for a growing family, or searching for a home you can continue to evolve over time, this one delivers.

Currently arranged as a generous three/four-bedroom home, the accommodation offers a versatility that is increasingly difficult to find. Large bedrooms, separate living and dining spaces, and an abundance of natural light create a layout that works beautifully as it stands. Equally, for those drawn to more contemporary living, there is clear potential to reconfigure and create a larger open-plan kitchen, dining and entertaining space, subject to any necessary consents.

Upstairs, the opportunity continues. Like many of Hanover's Victorian homes, there is exciting scope to extend into the loft (subject to the relevant permissions), allowing buyers to add valuable square footage and create a principal suite, additional bedroom or workspace as their needs change. The garden is also sunny, low maintenance, private and the perfect spot to relax after a long day.









Life in Hanover is about far more than the bricks and mortar. Known for its independent spirit, thriving local pubs, cafés and community atmosphere, it's a neighbourhood where neighbours know one another and everything feels within easy reach. The city centre, seafront and Brighton Station are all accessible on foot, while excellent transport links make commuting to London and beyond remarkably straightforward.

Grove Street itself enjoys a particularly desirable position within the area, combining the energy and charm Hanover is famous for with a quieter residential feel. It's the sort of street where families put down roots, first-time buyers establish themselves, and homeowners stay for years. A home with immediate appeal, future potential and an address that continues to be one of Brighton's most enduring favourites.

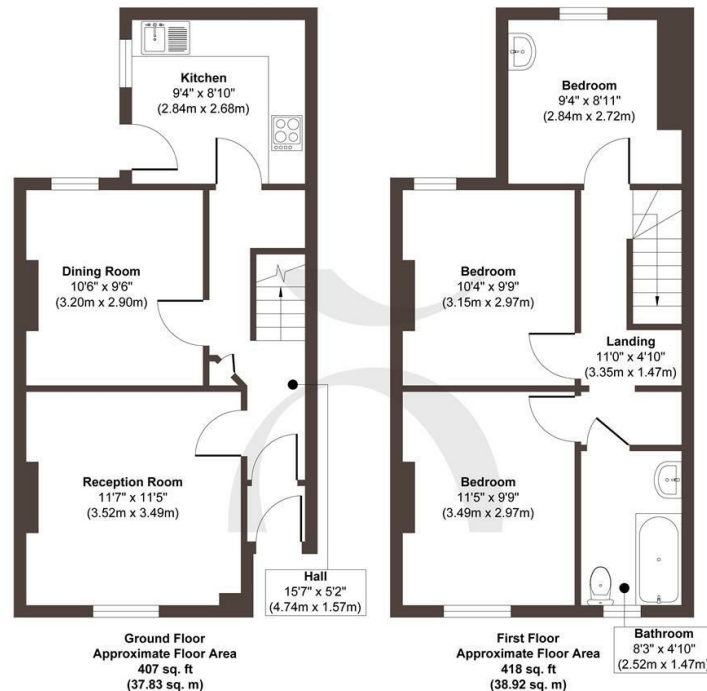






The Details

- Beautifully proportioned three/four-bedroom Victorian home
- Flexible accommodation with generously sized rooms
- Separate living and dining rooms offering excellent versatility, with potential to create a larger open-plan living space
- Exciting loft conversion potential (subject to the necessary consents)
- Characterful home with plenty of natural light and a layout that can evolve alongside changing lifestyles.
- Moments from an array of independent cafés, pubs, local shops and green spaces
- Within easy reach of Brighton city centre, the seafront and highly regarded local schools.
- Excellent transport links, with Brighton Station accessible on foot and direct services to London for commuters.
- A fantastic opportunity to secure a home with immediate appeal
- Popular Grove Street setting



Approx. Gross Internal Floor Area 825 sq. ft / 76.75 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

Energy Performance Certificate (EPC)

Band D

Council Tax Band

C



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