



53 Hanover Street
Brighton, BN2 9SS

£505,000
Freehold

UWS1079

- A four storey terraced house situated on one of Hanover's most desired streets
- 2 Double Bedrooms
- Lounge
- Dining Room
- Family bathroom with white suite
- Kitchen/breakfast room with door to rear garden
- Gas heating with newly fitted combi boiler
- Sash windows
- Front Garden, perfect for bikes and bin storage
- West facing rear garden
- Viewing is highly recommended

**** CONSIDERED THE MOST DESIRED & PRETTIEST STREET IN HANOVER **** This is a fantastic Victorian home, located at the bottom of Hanover, with great access to Brighton station. Set back from the street, with a pretty front garden and located on the highly desired West side. Laid out over four floors with a bright kitchen/breakfast room, with access out to the West garden on the lower level. 2 separate reception rooms on the ground floor, large family bathroom and main bedroom on the first floor and a wonderful second bedroom on the top floor with Westerly views. The garden is easy to manage and a real sun trap. Plenty of local shops and brilliant Hanover pubs nearby. Parking Zone V, with no waiting list at present. Overall a great house and well worth viewing. (EPC rating D 61) 102 sq metres internally.

Gate, pathway and front garden, leading to entrance door with security spy-hole.

Entrance Hallway

Radiator, high level cupboard housing electric meter and fuse box, stairs to first floor, painted wood floor, smoke alarm, wall mounted thermostat and stripped wood door to:

Lounge 13' 6" x 10' 9" (4.11m x 3.27m)

Radiator, two half height open book shelving to chimney recesses, stripped & polished wood floor, telephone & Virgin media points and sash bay window to front aspect.

Dining Room 11' 9" x 11' 0" (3.58m x 3.35m)

Radiator, stripped wood door, shelving to chimney recess, painted wood floor and sash window overlooking the rear garden. Stairs leading down to lower ground floor.

From entrance hallway painted wood stairs leading to:

First Floor Landing

Under-stairs storage cupboard and door with stairs to second floor.

Bathroom 11' 9" x 9' 0" (3.58m x 2.74m)

White suite of bath with fitted electric shower, low-level W.C. Wash basin, part tiled walls, vinyl flooring, cupboard with shelving and sash window overlooking the rear garden.

Bedroom 1 14' 1" x 12' 2" (4.29m x 3.71m)

Radiator, half height cupboard to chimney recess, laminated flooring and sash bay window to front aspect.

From first floor landing, door and stairs leading to:

Second Floor

Bedroom 2 19' 5" x 14' 4" (5.91m x 4.37m)

Radiator, 3 eaves storage cupboards, velux window and sash window to rear aspect.

From dining room painted wood stairs leading down to:

Lower Ground Floor

Kitchen 14' 1" x 11' 9" (4.29m x 3.58m)

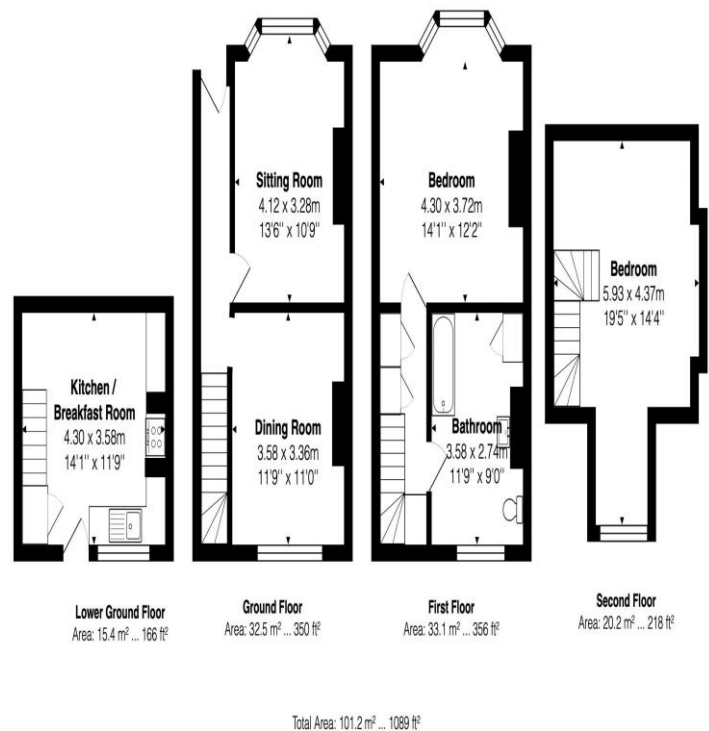
A range of base cupboards & drawers with wood work-surfaces above, gas cooker point, white sink with mixer tap, plumbing for washing machine, 2 double matching wall mounted cupboards, stripped & polished wood floor, radiator, triple spotlight cluster, gas meter, under-stairs

storage cupboard with shelving and light and sash window overlooking the rear garden.

Outside

Rear Garden 17' 2" x 14' 6" (5.23m x 4.42m)

West facing, laid to concrete with raised side and rear flower beds, outside water tap, storage shed housing newly fitted gas combination boiler and painted rendered wall boundaries. Council Tax Band C.



Energy performance certificate (EPC)

53 Hanover Street BRIGHTON BN2 9SS	Energy rating D	Valid until: 11 July 2033
		Certificate number: 9793-3028-3203-9197-4204

Property type

Mid-terrace house

Total floor area

102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



Please Note All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES.

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase.

Please note: Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed.

They do not constitute any representation of warranty by Wheelers Estate Agents or its employees. Any measurements given are approximate only and have not been verified or checked. No services, equipment, fittings or other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good condition. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own solicitor and surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not however, guarantee that any such items are included in the sale and any prospective buyer is advised to verify with the seller by written enquiry.

INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

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