



HANOVER HOMES

Hanover Terrace, Brighton
£550,000

Three bedroom terraced house | Freehold **SSTC**

Beautifully presented three bedroom three storey terraced home in sought after Hanover Terrace. The property is a well loved home which comprises; three double bedrooms, a family bathroom, an inviting living room with log burner and a through kitchen dining room. Outside is a delightful West aspect patio garden.

FIRST FLOOR:

HALLWAY:

Sash window, hatch to boarded loft.

BEDROOM TWO:

Carpeted flooring, sash window, radiator, fireplace, built in storage and shelving to chimney recesses, spotlights.

BEDROOM ONE:

Wooden flooring, sash bay windows, radiator, exposed brick fireplace, spotlights.

GROUND FLOOR:

LOUNGE:

Wooden flooring, radiator, fire surround with log burner, built in storage to chimney recesses, sash bay windows.

BEDROOM THREE:

Fireplace, wooden flooring, built in storage to chimney recesses, radiator, sash window, spotlights.

LOWER GROUND:

HALLWAY:

Understair storage with space and plumbing for washing machine, 'Viessmann' gas fired combi boiler, radiator, wooden flooring.

BATHROOM:

Tiled flooring, W.C, tiled bath with thermostatic shower over. Floating sink unit with mixer tap. Built in mirrored storage cupboard, vertical radiator, Velux window, and sash window, underfloor heating, cat flap, recessed spotlighting.

THROUGH KITCHEN/DINER:

KITCHEN AREA:

Gas range cooker, wood topped kitchen island with storage cupboards under, stainless steel sink unit with mixer tap, sash windows, door to alternate front access with gated bike storage. Built in fridge and freezer, vertical radiator.

DINING AREA:

Fireplace with log burner, storage shelves to chimney recesses, two radiators.

OUTSIDE:

Rear patio garden with flower beds, storage shed, upper decked area with mature plants/ shrubs and trees. Water butt, outside power socket.

VIEWING By appointment with HANOVER HOMES telephone 01273 69 22 33

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Council Tax Band: C (Brighton & Hove City Council)

Tenure: Freehold

More details can be found at www.hanoverhomes.net or scan below:



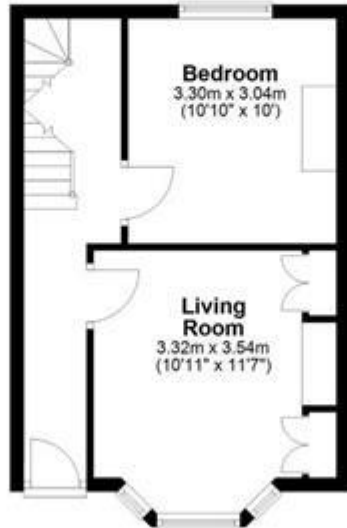


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

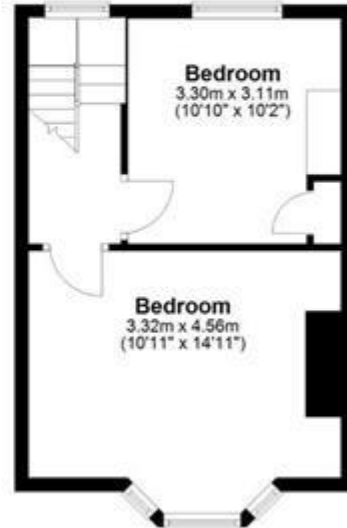
Lower Ground Floor



Ground Floor



First Floor



Total area: approx. 94.3 sq. metres (1015.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Hanover Terrace



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

