



HANOVER HOMES

Southover Street, Brighton
Offers Over £525,000

3 bedroom terraced house for sale | Freehold

An opportunity to purchase this spacious three bedroom terraced home in sought after Hanover location. Accommodation comprises three bedrooms, lounge, spacious through kitchen/diner, bathroom and shower room, utility room, rear patio.

Situated in the heart of Hanover, close to local shops and within easy reach of the city centre, seafront, and main line railway station. Close to popular Queens Park with its leisure facilities as well as outstanding local schools.

FIRST FLOOR:

BEDROOM ONE:

Carpet, radiator, UPVC double glazed window.

LANDING:

Hatch to loft.

BEDROOM TWO:

Painted floorboards, UPVC double glazed window, radiator, built in storage cupboards/shelving.

BATHROOM:

Shower cubicle with thermostatic rainfall shower, W.C, chrome towel radiator, recessed spotlighting, UPVC double glazed window, claw foot bath with telephone style shower apparatus, extractor.

GROUND FLOOR:

HALLWAY:

Radiator, cupboard housing meters and consumer unit.

LOUNGE:

Painted floorboards, UPVC double glazed bay window, radiator, storage to chimney recesses.

UTILITY ROOM:

Tiled flooring, space and plumbing for washing machine/dryer, radiator, UPVC double glazed window, recessed spotlighting.

SHOWER ROOM:

Wall mounted wash hand basin, W.C, UPVC double glazed window, separate shower cubicle with inset rainfall shower apparatus,

extractor.

LOWER GROUND FLOOR:

THROUGH KITCHEN/ DINING ROOM:

Laminate flooring, range of wooden topped base units with matching eye level wall cupboards, butler sink with mixer tap, range cooker, UPVC double glazed doors to garden. Radiator, UPVC double glazed window, integrated dishwasher, space for fridge/freezer, built in storage cupboard.

OUTSIDE:

Steps up to rear patio garden.

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

Garden details: Private Garden, Rear Garden

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





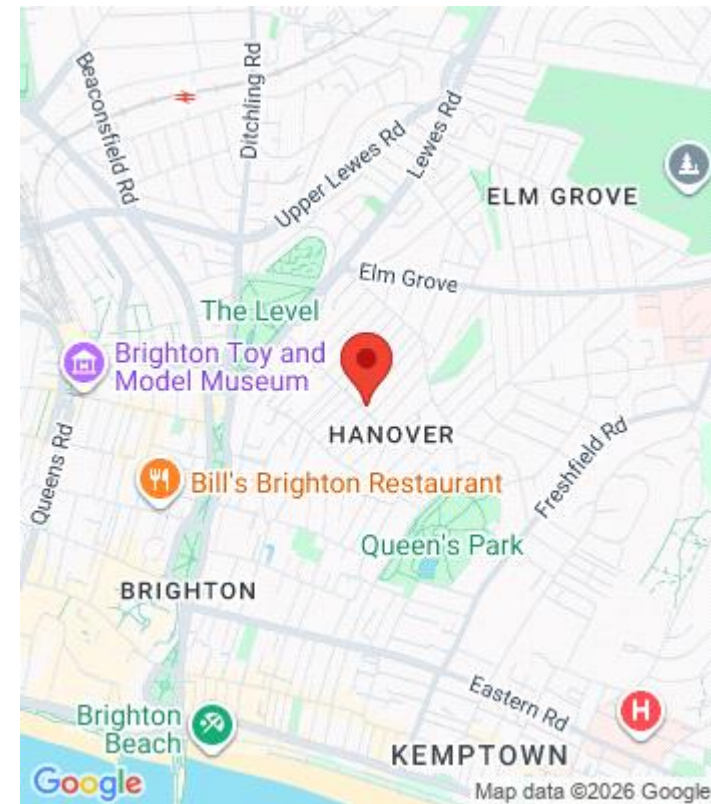
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



Total area: approx. 113.0 sq. metres (1216.6 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.

Southover Street



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(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.



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Viewing by appointment only
Hanover Homes

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