



HANOVER HOMES

**Richmond Street, Brighton**  
**Guide Price £300,000**

One Bedroom Apartment With Roof Terrace & Garden | Freehold **SSTC**

GUIDE PRICE £300,000-£325,000 Spacious one bedroom split level first floor apartment with roof terrace and a private garden situated in a popular Hanover location within easy reach of the city centre and station. The property itself comprises a very spacious living dining room, a separate bespoke handmade kitchen, a modern shower room and a large double bedroom on the top floor.

Private Street Entrance

Stairs up to;

Open Plan Living Dining Room

UPVC Double glazed window, designer radiator and additional radiator, UPVC double glazed patio doors to garden.

Kitchen

Handmade birch ply kitchen units with matching shelving, space for tall fridge freezer and space and plumbing for washing machine, single Zanussi electric oven and induction hob, stainless steel sink and mixer tap, radiator, UPVC double glazed windows and vinyl flooring.

Shower Room

Walk in shower enclosure with rainforest and handheld fittings, W.C with enclosed cistern, vanity unit with sink, stainless steel heated towel rail, tiled shower enclosure and flooring, UPVC double glazed windows.

Rear Garden

Outside tap, balcony with stairs down to paved patio area

Stairs up to;

Landing

Fitted cupboard housing 'Ideal' combination boiler, UPVC double glazed door onto;

Roof Terrace

White painted metal railing with glazed screening

Bedroom

Carpeted, radiator, UPVC double glazed window

Tenure.....Freehold

Lease details.....TBC

Service Charge.....TBC

VIEWING By appointment with HANOVER HOMES telephone 01273 692233

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.

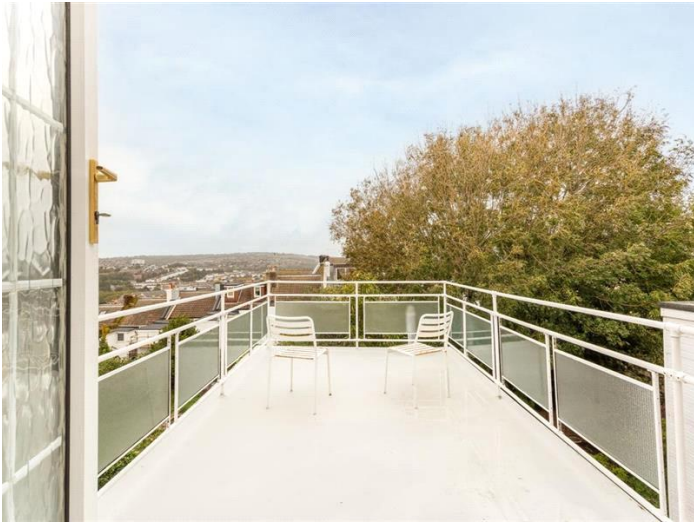
Council Tax Band: A (Brighton & Hove City Council)

Tenure: Freehold

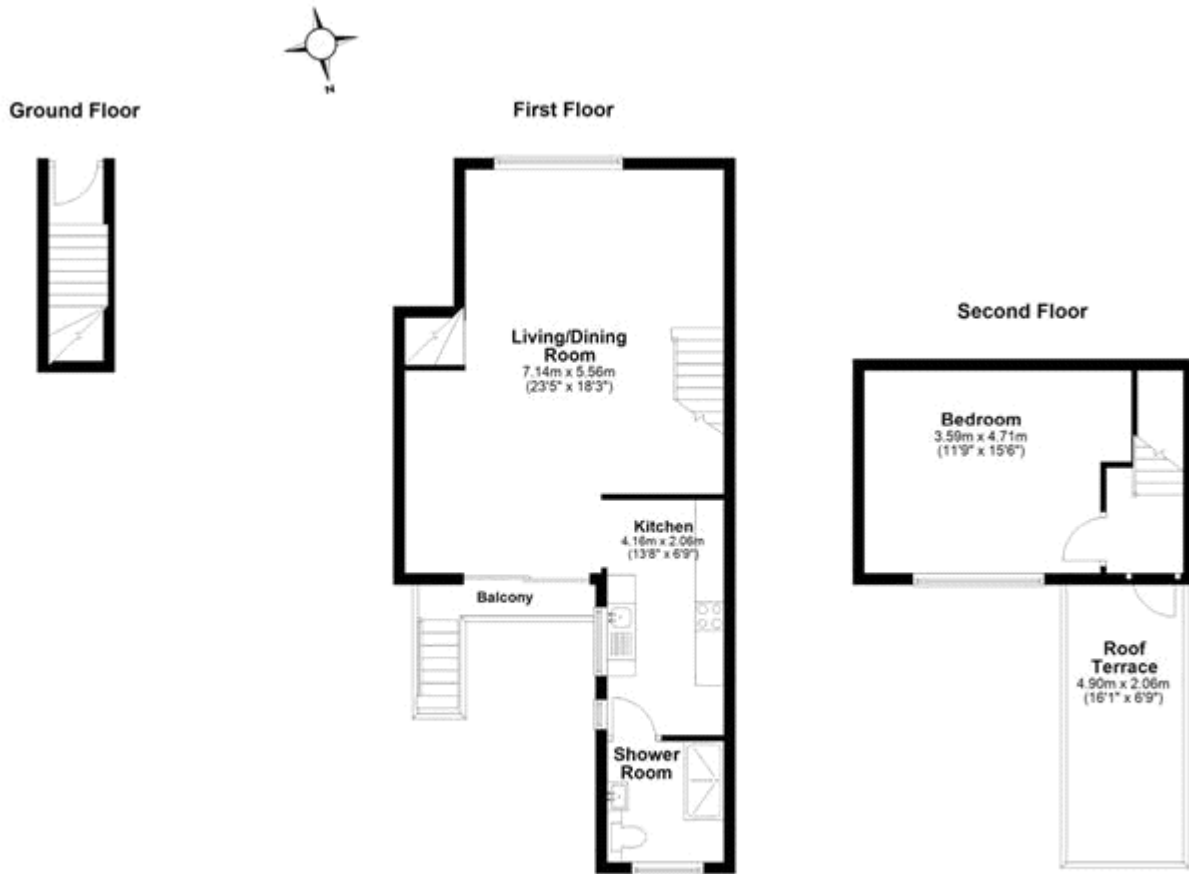
Garden details: Rear Garden, Terrace

More details can be found at [www.hanoverhomes.net](http://www.hanoverhomes.net) or scan below:





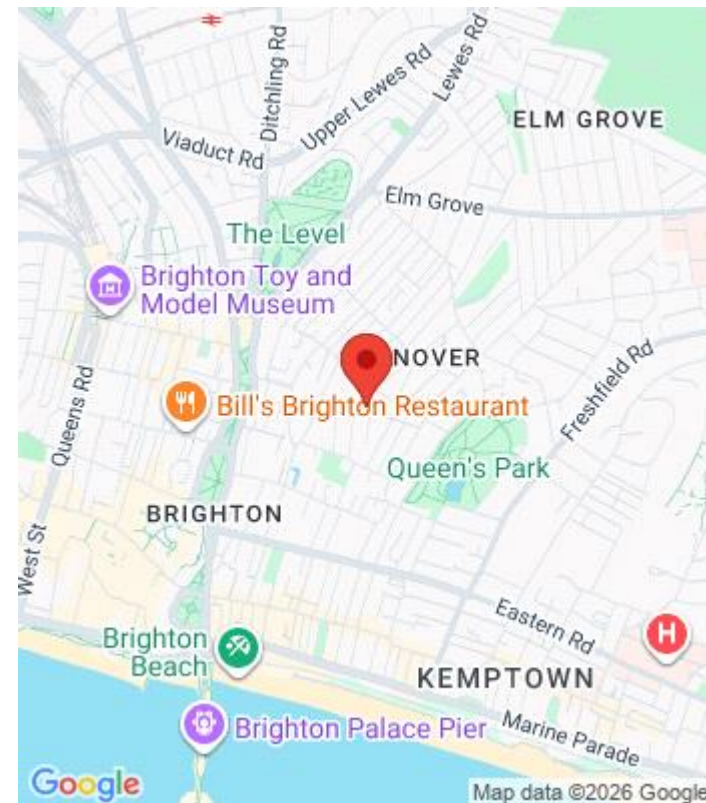
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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. 70.9 sq. metres (763.0 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.  
Richmond Street



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(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.



HANOVER HOMES

Viewing by appointment only  
Hanover Homes

73 Southover Street, Brighton, East Sussex BN2 9UF

Tel: 01273 692233 Email: hello@hanoverhomes.net Website: www.hanoverhomes.net/