



HANOVER HOMES

Totland Road, Brighton
Guide Price £500,000

Three Bedroom End of Terrace House | Freehold

GUIDE PRICE £500,000 - £525,000. Spacious three bedroom end of terrace house situated in a popular location just off of Elm Grove. The house itself has an abundance of period features and comprises; a lovely through living dining room, a kitchen breakfast room with bi fold doors onto the rear garden, three good sized bedrooms and a family bathroom. Offered to the market with no onward chain.

ENTRANCE HALLWAY:

Exposed brick feature wall, radiator, painted floorboards. Cupboard housing meters, period feature mouldings.

THROUGH LOUNGE DINING ROOM:

Wood sash windows to front and rear, period fireplace with wood surround and second smaller fireplace, painted floorboards, picture rails and skirting, designer radiator,

KITCHEN:

Single glazed window, UPVC double-glazed bi-fold doors, under-stair storage cupboard, high gloss dark grey fitted kitchen housing Ideal Logic combination boiler, space and plumbing for washing machine and tumble dryer, integrated dishwasher and space for a tall fridge freezer, vinyl flooring, designer radiator.

FIRST FLOOR:

LANDING:

Painted floorboards, exposed brick feature wall, window, hatch to loft.

BEDROOM ONE:

Stripped wood flooring, feature fireplace, picture rails, radiator, wood sash windows.

BEDROOM TWO:

Painted wood flooring, wood sash window, feature fireplace, fitted cupboard storage, exposed painted brick feature wall.

BEDROOM THREE:

Wood sash window, radiator, carpeted, fitted storage cupboard.

BATHROOM:

Bath with mains rainforest shower, sink and W.C, stainless steel heated towel rail, tiled flooring.

OUTSIDE:

Rear garden, raised planting and seating area, deck and Astro turf lawn.
Front garden.

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.

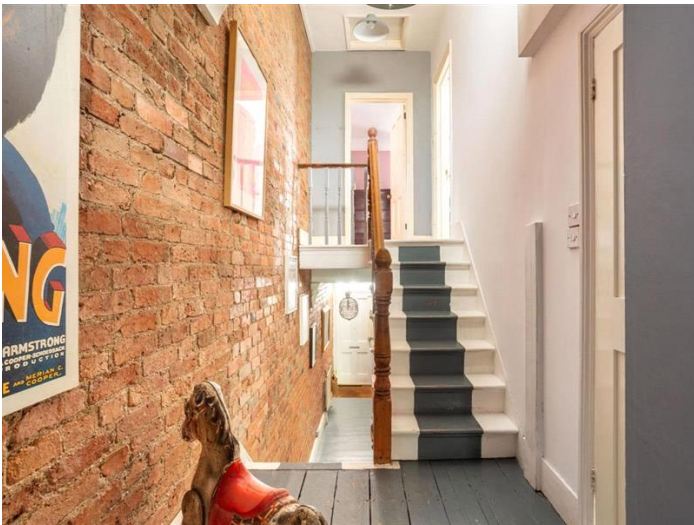
Council Tax Band: C (Brighton & Hove City Council)

Tenure: Freehold

Garden details: 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. 97.5 sq. metres (1049.7 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.

Totland Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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/