



HANOVER HOMES

Albion Hill, Brighton
£450,000

2 bedroom terraced house for sale | Freehold

ENTRANCE LOBBY

Door to:

LOUNGE

UPVC double glazed windows to bay, radiator. Range of fitted cupboards and shelving. Door to:

INNER HALL

Under stairs storage cupboards.

DINING ROOM

Radiator, sash window, shelving to recess.

EXTENDED KITCHEN/BREAKFAST ROOM

Fitted with laminate topped base units with cupboards and shelving over. Inset stainless steel sink unit with mixer tap, gas hob. Electric oven/grill to tower unit, recessed spotlighting, radiator, glazed door to:

CONSERVATORY

Perspex roofing, tiled flooring. Door to outside:

FIRST FLOOR

HALF LANDING

SPACIOUS BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, w.c, chrome towel radiator. Cupboard housing 'Ideal' gas fired combination boiler (fitted 2025), plumbing for washing machine. Recessed spotlighting.

FIRST FLOOR LANDING

Shelved storage cupboard. Hatch to loft.

BEDROOM 2

Radiator. Storage cupboards and shelving to recesses.

BEDROOM 1

Radiator, UPVC double glazed windows to bay. Storage cupboard and shelving to recesses.

OUTSIDE

Good sized rear garden laid as lawned section with mature shrubs/trees. Patio and decked areas with space for seating, water butt.

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

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

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. 90.2 sq. metres (970.7 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.
Plan produced using PlanIt.

Albion Hill



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	68	
(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.