

# Paul Bott & Co



- Characterful Victorian Property
- Corner Plot
- Sought After Location
- Four Double Bedrooms

28 Albion Hill, Brighton, BN2 9NW

Offers In Region Of £900,000

An excellent opportunity to purchase a completely unique, converted Victorian property in Hanover. Previously the Albion Inn and set over 2300 square ft, this incredibly rare property has been lovingly redeveloped into an outstanding family home. Situated on a corner plot within minutes of the city center, this property has it all, offering four double bedrooms, unparalleled living space for the area, two bathrooms, open plan kitchen, separate study, a utility room, and a private roof terrace. This is an absolute MUST-SEE property!





## Property Description

The Albion Inn has stood since 1866 and, as many pubs in the area did (and still do!), served loving locals for a very long time. After closing in 2014, the pub has been transformed into a lovely family home. Entrance from the street leads into a short entrance area, with steps leading up into a large reception room, home to what would have been the old bar. With a wraparound configuration, there is space for sofas and chairs, as well as the all-important pool table! Being a corner plot with a Southwest vantage point, windows to both sides allow a constant flow of natural light all day, moving around the property. Doors to the front left side lead to down to the rear where an open plan family kitchen space has been created, with space for a table and chairs as well as a breakfast bar, which can easily be swapped out for an island should you wish. Off the kitchen, a door leads into a utility room, perfect for storage and housing connections for washing machines and driers.

Back into the lounge, the far side of the reception area leads into a study at the far end, in turn leading out into the patio. To your left however, the old Gents are now a modern shower room, with a W/C and Wash basin, as well as featuring a glimpse back to the past with the OLD ALBION letters which were saved from the front of the building and hung in memory of a bygone time. A short passage takes you down into the cellar, which is still in active use and doubles up as storage, as well as a fantastic work room. This could also very easily be turned into an office, a playroom or even a cinema room!

Upstairs is a bright, airy living space. Four large bedrooms are in place, each offering something very different to the next. The smaller of the four is a still a very well-proportioned double, with views out west across Brighton, offering built in storage, original fireplace and carpet underfoot. The third bedroom is a little larger, again with lovely views out of the west







facing windows. The second bedroom is rather special, as it is believed to have once been the old cards room. Excellent in size, with space for a king size bed, storage options, it even still features a flap in the door, which would have offered privacy to those once using the space for a good game of cards. The principle however is wonderful. Located to the front of the property, it is situated on the corner of the building, offering large windows wrapping round both sides of the space, leaving you with natural light and views that are ultimately incredibly hard to find anywhere else. The first floor also offers a large family bathroom, modernised beautifully, with a freestanding bathtub, shower, W/C and wash basin. There is a second W/C to the top of the stairs, as well as access to the loft space above, which is partly boarded and features lights and power supply.

Outside, side access leads into a perfectly formed patio space, with beautiful plants and flowers growing, as well as stairs leading up to a wonderful roof terrace, which becomes a perfect sun trap in the summer months. This is a property which is very different in today's market and a perfect family home. It offers so much space and access into the city center within minutes. The train station is within a ten – fifteen-minute walk, as is the seafront, all with the beautiful Queens Park and the level nearby.

## Albion Hill, BN2

Approximate Gross Internal Area = 216.5 sq m / 2331 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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