



## 46 Washington Street, Brighton, BN2 9SR

Offers over £525,000 Freehold

Beautifully presented 3 bedroom 3 storey period house located in SOUGHT AFTER HANOVER. Highlights include stunning OPEN PLAN lounge/kitchen with additional sun room, refitted family bathroom/W.C., gas heating, double glazing & A LOVELY wall enclosed rear PATIO GARDEN. Viewings are highly recommended. Energy Rating: C71 Exclusive to Maslen Estate Agents.

uPVC double glazed front door leading to:

#### **Entrance Hall**

Engineered oak wood flooring, stairs rising to first floor, stairs to lower ground floor, Victorian style central heating radiator, uPVC double glazed door to rear leading to outside, stripped wood door leading to:

#### **Bedroom**

Central heating radiator, attractive cast iron feature fireplace with wooden surround & mantle, uPVC double glazed window to front.

#### **Bathroom/W.C.**

Comprising panelled bath with mixer tap & shower attachment over, vanity unit with inset wash hand basin & mixer tap, low level close coupled W.C., chrome ladder style heated towel rail, part tiled walls, slate tiled floor, airing cupboard housing 'Worcester' gas boiler, uPVC double glazed window with frosted glass to rear, stripped wooden door.

#### **Lower Ground Floor**

#### **Open Plan Kitchen/Living/Dining Room**

##### **Living Area**

Engineered oak wooden flooring, cupboard housing electric fusebox & meter, fireplace with decorative tiled inserts, wooden surround & mantle, feature lightwell with uPVC double glazed window to front.

##### **Kitchen/Dining Area**

Comprising a range of base & drawer units with solid oak work surfaces over, inset ceramic butler sink with mixer tap, space for range cooker with stainless steel cooker hood over, space & plumbing for washing machine, space for upright fridge/freezer, space for further appliances, part tiled walls, continuation of engineered oak wooden flooring, step up to:

##### **Sun Room**

Continuation of engineered oak wooden flooring, central heating radiator with pitched uPVC double glazed roof & uPVC double glazed windows to side & rear.

##### **First Floor Landing**

uPVC double glazed window to rear, hatch to loft space.

##### **Bedroom**

Central heating radiator, attractive cast iron feature fireplace with wooden surround & mantle, shelving built into chimney breast recess, large uPVC double glazed window to front.

##### **Bedroom**

Central heating radiator, attractive cast iron feature fireplace with wooden surround & mantle, uPVC double glazed window to rear overlooking rear garden.

##### **Rear Garden**

Attractive wall enclosed block paved rear patio garden with external tap & power point.

##### **Total approx floor area**

79.7 sqm (858 sq.ft)

##### **Parking Zone V**

##### **Council Tax Band C**

V1

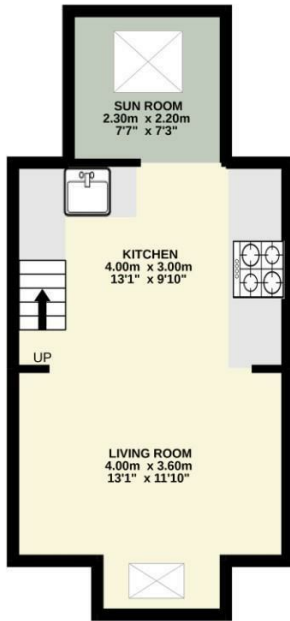
*What the owner says:*

*"We have absolutely loved our time in this house and in this community. The Hanover neighbourhood has been an absolute joy to live in and we feel particularly lucky to have been able to experience it from Washington Street. The street is vibrant and social, with community events in summer and Christmastime, such as Art Open Houses and Hanover Christmas Advent calendar events.*

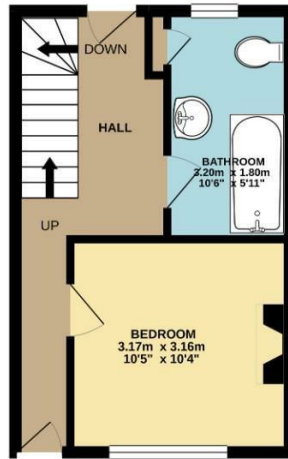
*It was love at first sight when we stepped into the huge basement flooded with light and we knew this was the house for us. The sun room acts as a great space to unwind in all weather conditions, and the garden is a sun trap in warmer weather. We are blessed with some of the loveliest pubs right on our doorstep and the beach and town only a short walk away. This house has been an important chapter in our lives and we hope that the next people will be just as enamoured by it as we have been."*



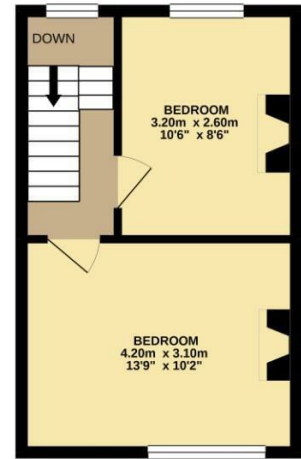
BASEMENT  
29.7 sq.m. (320 sq.ft.) approx.



GROUND FLOOR  
25.3 sq.m. (272 sq.ft.) approx.

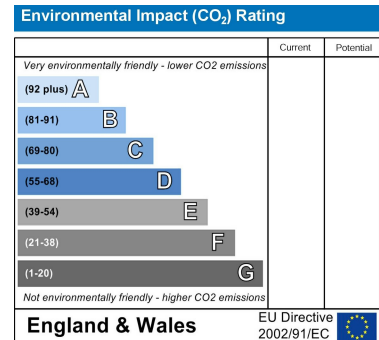
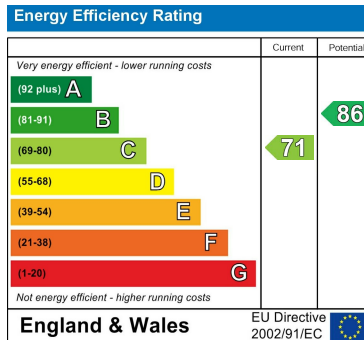


1ST FLOOR  
24.7 sq.m. (266 sq.ft.) approx.



TOTAL FLOOR AREA : 79.7 sq.m. (858 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**IMPORTANT**

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