

# Hanover Crescent

## Brighton



## About the property

The Hanover Crescent Enclosure is a small crescent of beautiful Grade II listed homes dating back to 1822. It curves around a private garden lined with trees and is just as exclusive today as it has always been. It is a hidden gem that few people know or realise exists.

Boasting 4 bedrooms, 2 reception rooms, and 2 bathrooms spread across three floors, this house offers versatile living spaces suitable for various needs. As you step inside, you are greeted by a spacious and light-filled entrance hall leading to the beautifully designed reception rooms with reclaimed oak wooden floors and feature fireplaces, perfect for cosy evenings.

The recently refitted kitchen is a chef's delight, with ample storage space and solid granite worktops, leading out to the rear garden where you can enjoy some fresh air. The upper floors house the principal bedroom with a bay window offering scenic views, along with additional double bedroom, office and a luxurious bathroom suite with a balcony overlooking the private garden.

Heading to the lower ground floor, you'll find two more double bedrooms, a bathroom suite, and a convenient utility room with access to the courtyard. The mature rear garden is well-maintained and offers a peaceful and private retreat in the heart of the city.

With the added convenience of residents and visitors off-road parking, this property truly stands out in terms of both historical charm and modern amenities. Don't miss the opportunity to explore all the features this house has to offer and experience the advantages of its central yet secluded location. A viewing is highly recommended to fully appreciate the beauty and potential of this remarkable home.

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4

BEDROOM

2

RECEPTION

2

BATHROOM















## What the owner says

The Crescent is a peaceful spot in a vibrant city, with great community spirit shared by all the residents.

Each house is unique and we have immensely enjoyed nearly 30 years caring for this wonderful piece of Brighton's regency history. We will be very sad to leave, but new and exciting retirement horizons await. Best wishes to the new and very lucky owners.



SCAN HERE TO OFFER ON THIS PROPERTY











Total area: approx. 173.1 sq. metres (1863.2 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	