

91 Hanover Terrace

Brighton BN2 9SP

Asking Price Of £520,000

- DELIGHTFUL BAY FRONTED PROPERTY
- THREE BEDROOMS
- BATHROOM
- KITCHEN/DINING ROOM
- LIVING ROOM
- RETENTION OF PERIOD FEATURES
- WEST FACING GARDEN
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to bring to market this delightful three storey bay fronted Victorian property being presented in excellent order throughout with good size three bedroom accommodation and two private street entrances. To the garden level there is a charming through kitchen and dining room that leads onto the west facing garden. Throughout the property there is a wealth of period features with far reaching views to the rear. Being sold with no onward chain. Situated in this favourable location with local amenities being within a short walk along with Brighton City Centre and seafront.

GARDEN LEVEL

PRIVATE STREET ENTRANCE

ENTRANCE HALL

Radiator, understairs cupboard.

KITCHEN/DINING ROOM The kitchen incorporates a 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, two eye level wall cupboards, gas cooker, fridge/freezer and washing machine, fitted cupboards, 'Worcester' gas fired boiler, tiled floor, part tiled walls, door to garden. Dining Area; fitted cupboards, feature fireplace with tiled hearth, two fitted cupboards, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, wash hand basin with cupboards under, low level w.c., rad.

RAISED GROUND FLOOR

PRIVATE STREET ENTRANCE ENTRANCE HALL

Sash window, radiator.

LIVING ROOM Feature fireplace with tiled hearth, sash bay window, radiator, exposed floorboards.

BEDROOM 3 Feature fireplace, sash window, radiator, exposed floorboards.

FIRST FLOOR

LANDING Hatch to loft space, two fitted cupboards.

BEDROOM 1 Feature fireplace with tiled hearth, fitted cupboard, sash bay window, radiator, exposed floorboards.

BEDROOM 2 Feature fireplace, fitted cupboard, sink with unit under, sash window, radiator, exposed floorboards.

OUTSIDE

WEST FACING REAR GARDEN Paved patio with raised flower borders, fitted store.

HANOVER TERRACE

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1091 sq ft / 101.4 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1093 sq ft / 101.6 sq m

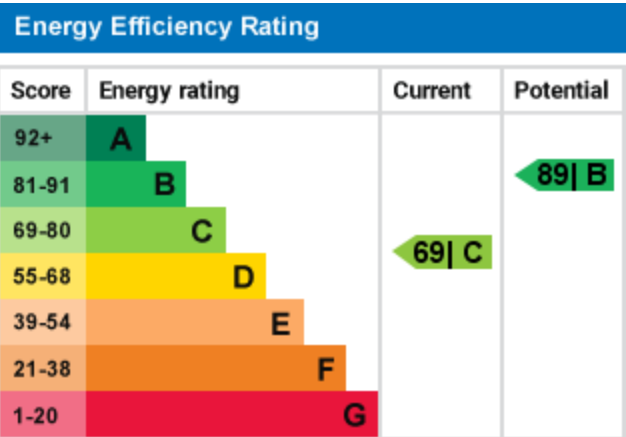


Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, sizes, fittings and data shown is an approximate interpretation for illustrative purposes only.

© Whitlock & Heaps 2024

- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- Fitted Washbasin
- W Garden Shortened for Display

RICS Certified Property Measurer



Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.