



**hamlyn  
smith.**


Albion Hill, Brighton, BN2 9NP

Guide price  
£500,000 - £525,000

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 2 Bedrooms

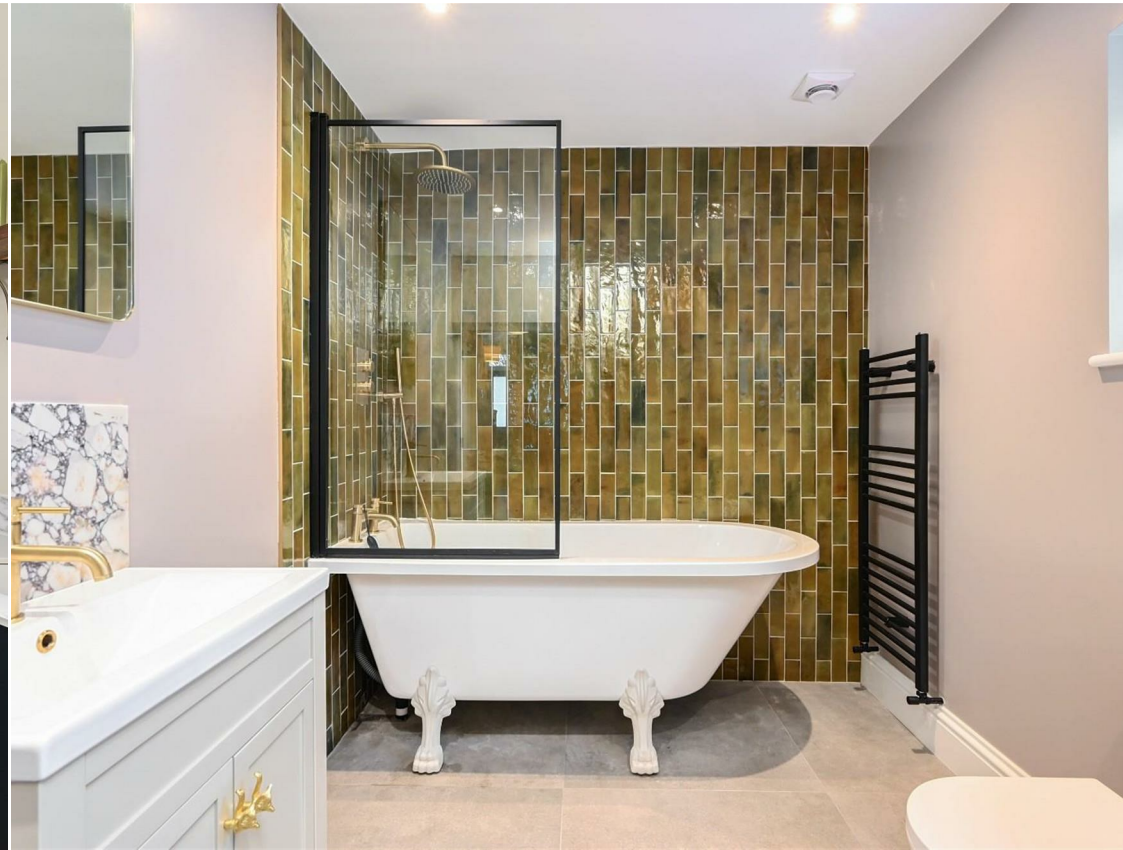
 1 Reception

 1 Bathroom

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Located in the popular Hanover district of Brighton, within easy reach of the city centre. A stunning fully refurbished corner plot creates a new dwelling, arranged over three levels, with two double bedrooms and an attractive private patio.

- New two bedroom freehold house
- Private courtyard
- Completed to a high standard
- Full width basement level
- 10 year structural warranty
- No onward chain





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Originally home to one of Hanover's many pubs; it is quite hard to believe this fantastic property, with its ultra sophisticated finishings, was once home to the historic Spread Eagle public house. The very picture of modern living within a period property, dating back to circa 1864, every care has been taken to accentuate the character of this delightful home. From high ceilings, to generous room proportions and large windows, the property has all the hallmarks of a fabulous Victorian home.

Boasting a highly versatile layout, this gorgeous house features a large open-plan lounge, a fully-fitted statement kitchen, two large double bedrooms, a bathroom suite of vogueish design and an additional cloak room. Stairs from the entrance hallway lead down to a full width basement which could be used for a variety of purposes.

An attractive courtyard patio can be accessed from the open-plan kitchen and lounge. The refined decor continues outside where geometric tiling and a tasteful colour palette combine to create a wholly welcoming and easy-to-maintain space; poised ready for any future resident to enjoy all year round.

Situated on a wide road, this Hanover home is within walking distance of the local amenities of the seafront and the famous North Laine area.

The streets of Hanover enjoy the best of both worlds. The wealth of independent shops, bars and cafes of the North Laine area are only a short walk away and closer to home the local shops and pubs of Southover Street, Queens Park Road and Grand Parade are nearby.

While Brighton beach is within walking distance, the green open spaces of The Level and Queens Park with its pond and children's play area are close at hand and perfect for long walks all year round. Approximately half a mile away, Brighton train station offers convenient mainline links for commuters, while regular bus services travel across the city and out up to Devil's Dyke.

Local schools include St Luke's Primary School, Elm Grove Primary, Turnerland Nursery, Orchard Day Nursery and Brighton Ballet School. Albion Hill is located in parking zone V.

\*Some images have been virtually staged for illustrative purposes.

## Albion Hill, BN2

Approximate Gross Internal Area = 91 sq m / 976 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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