

wheelers

estate agents



43 Hanover Street
Brighton, BN2 9ST

£477,500
Freehold

UWS1172

- Chain Free
- 2 Bedroom Terrace House
- Two Reception Rooms
- Modern Kitchen/Breakfast Room

- Upvc Double Glazing & Gas Central Heating
- Bottom of Hanover Hills
- Sought After Valley Gardens Conservation Area
- Front Garden and Rear Courtyard Garden

**** CHAIN FREE, TWO BEDROOM MID TERRACE HOUSE, VALLEY GARDENS CONSERVATION AREA, FRONT AND REAR GARDENS **.** The accommodation is arranged over two floors measuring 81 square meters/878 square feet and comprises; two reception rooms, kitchen/breakfast room, two double bedrooms, family bathroom, gas central heating, upvc double glazing, front and rear gardens, some updating required. Parking zone "V" (no waiting list applies), EPC Rating C (70).

Location

Located in the highly desirable 'Valley Gardens Conservation Area', at the bottom of Hanover, close to 'The Level'. Hanover Street is considered to be the prettiest street in Hanover. Perfect location for a commuter or for access to the city centre or seafront. Internal viewing highly recommended. One way street, parking zone V (no waiting list applies).

Front Garden

Paved front garden enclosed by walled boundaries. Composite door opening into; entrance vestibule with part glazed door opening into;

Entrance Hall

Cupboard housing electric meter and consumer unit, understairs storage cupboard, stairs rising to the upper floor.

Sitting Room

Upvc double glazed bay window to the front, radiator.

Dining Room

Upvc double glazed window overlooking the rear garden, radiator.

Kitchen/Breakfast Room

Two upvc double glazed windows to the side, upvc double glazed door opening onto the rear garden. Fitted range of wall and base units providing ample cupboard and drawer storage with working surfaces over and tiled splash-back. Inset stainless steel sink and drainer unit with mixer tap, inset gas hob with extractor hood over, fitted electric oven, integrated Hotpoint slimline dishwasher, space and plumbing for washing machine, space and point for fridge freezer.

First Floor Landing

Returning to the entrance hall; stairs rise to the first floor half landing; upvc double glazed window to the side. Access to loft space.

Bathroom

Fully tiled bathroom with opaque upvc double glazed window to the rear. White suite comprising; low level wc, corner bath, enclosed shower cubicle with thermostatically controlled shower, pedestal basin and wall mounted heated towel radiator.

Bedroom One

Upvc double glazed bay window to the front, radiator.

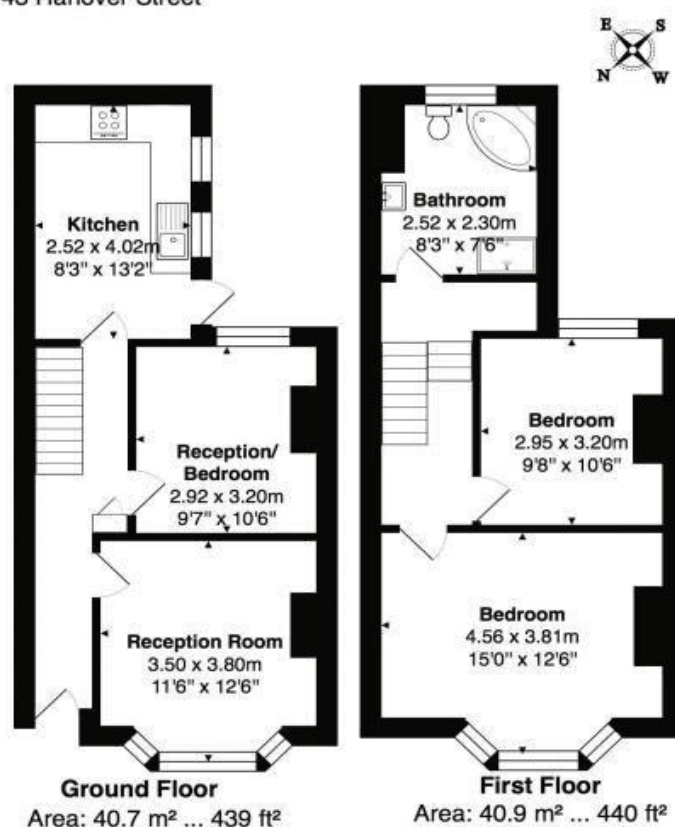
Bedroom Two

Upvc double glazed window overlooking the rear garden, radiator.

Rear Garden

Courtyard garden 18'11 x 6'11 enclosed by walled boundaries.

43 Hanover Street



Total Area: 81.6 m² ... 878 ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy performance certificate (EPC)

43, Hanover Street BRIGHTON BN2 9ST	Energy rating C	Valid until: 25 July 2029
		Certificate number: 0466-2846-6636-9621-3045

Property type Mid-terrace house

Total floor area 81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



Please Note All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES.

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase.

Please note: Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed.

They do not constitute any representation of warranty by Wheelers Estate Agents or its employees. Any measurements given are approximate only and have not been verified or checked. No services, equipment, fittings or other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good condition. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own solicitor and surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not however, guarantee that any such items are included in the sale and any prospective buyer is advised to verify with the seller by written enquiry.

INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

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