



79 Hanover Terrace
Brighton, BN2 9SP

£499,950
Freehold

UWS1213

- No Chain
- Four Double Bedrooms
- 21' 7 x 14' 10 Open Plan Kitchen/Dining/Sitting Room
- Family Bathroom
- West Facing Rear Garden
- Additional Shower Room
- Separate WC
- Gas Central Heating
- 120 Square meters internally

**** NO CHAIN. CURRENTLY ARRANGED AS A 4 DOUBLE BEDROOM HOUSE. WEST FACING GARDEN. 120 SQUARE METERS INTERNALLY **** This spacious Victorian home has been let as an HMO, but is now being sold as a vacant property, with no onward chain. It is well presented and with a few easy changes could be converted back to a family home or it can work perfectly well as it is. The accommodation is laid out over 4 storeys, with the loft already converted into the 4th bedroom. On the ground floor entrance level are two separate bedrooms, divided by a stud wall. This could easily be changed back to a spacious lounge, with a wet room and WC also on this level. On the first floor is a spacious family bathroom and another bedroom to the front. Stairs lead up from the landing to the 4th bedroom, which has outstanding views over Brighton. The lower level is open plan, with the kitchen to the rear, dining and lounge area to the front. Further WC to the rear and access to the garden from the kitchen. Another separate street entrance up to Hanover Terrace from the front. The patio garden faces West. (EPC Rating D - 63)

Front door opening into;

Entrance Hallway

Doors to ground floor bedrooms, stairs rising to the upper floors and stairs leading down to the open plan kitchen/dining/sitting room, radiator.

Bedroom 12' 5" x 11' 8" (3.79m x 3.55m)
Sash bay window to the front, radiator.

Bedroom 11' 1" x 9' 8" (3.37m x 2.95m)
Sash window to the rear, radiator.

Shower Room 5' 7" x 5' 0" (1.69m x 1.52m)
Opaque sash window to the rear, wc, hand basin and shower, fully tiled.

Returning to the entrance hallway, stairs rise to;

First Floor Landing

Sash window to the rear, access to bedroom and bathroom and stairs rising to the top floor bedroom.

Bedroom 12' 5" x 9' 9" (3.79m x 2.97m)
Sash bay window to the front, radiator.

Family Bathroom 11' 1" x 9' 8" (3.37m x 2.95m)
Opaque sash window to the rear, space and plumbing for washing machine, cupboard housing boiler, part tiled walls, roll top bath with hand held shower attachment, pedestal hand basin, wc, enclosed shower cubicle, radiator.

Returning to the first floor landing, stairs rise to the top floor.

Bedroom 14' 1" x 13' 8" (4.29m x 4.16m)
Velux window to the front, radiator, and Velux window to the rear with roof top views across Brighton.

Lower Ground Floor

Open Plan Kitchen/Dining/Sitting Room 21' 7" x 14' 10" (6.57m x 4.52m)

Sash window to the front, radiator, tiled floor, door to lower ground floor entrance. Fitted kitchen with plenty of cupboard and drawer storage with work surfaces over, inset gas hob with extractor hood over, inset sink unit with mixer tap, fitted electric oven and grill, integrated fridge and freezer, integrated dishwasher. Part tiled walls, tiled floor, under stairs storage, sash window overlooking the rear garden, door into rear porch with door into the ground floor wc and door to the garden.

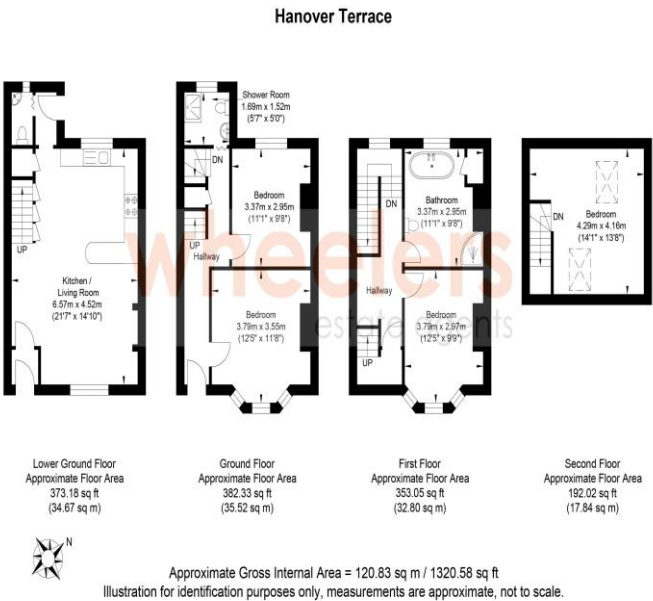
Ground Floor Wc

Opaque window to the rear, wc and hand basin.

Rear Garden

West facing patio garden enclosed by walled and fenced boundaries.

Tenure; Freehold
Council Tax; Band D



Energy performance certificate (EPC)

79, Hanover Terrace BRIGHTON BN2 9SP	Energy rating D	Valid until: 14 August 2029
		Certificate number: 8231-6328-6600-7545-6996

Property type	Mid-terrace house
Total floor area	116 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 D. It has the potential to be B.

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

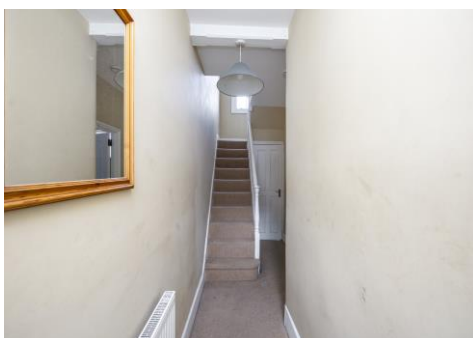
The graph shows this property's current and potential energy rating.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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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