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estate agents



61 Hanover Terrace
Brighton, BN2 9SP

£525,000
Freehold

UWS1215

- Three Bedroom, Three Storey Terrace House
- Two Street Entrances
- 14;9 x 10'4 Kitchen/Breakfast Room
- Sitting Room Opening Out To West Facing Garden
- 20' x 15' West Facing Garden
- Valley Gardens Conservation Area
- Wood Burning Stove & Working Fireplace
- Gas Central Heating & Mostly Double Glazed
- Additional Ground Floor Reception Room
- Stylish Bathroom

**** FAVOURED WEST SIDE OF HANOVER TERRACE. 3 STOREY VICTORIAN HOUSE. 3 BEDROOMS **** This home is located in the highly desired 'Valley Gardens' conservation area of Brighton, on the lower end of Hanover, near to The Level. Laid out over 3 floors, with 2 street entrances and a West facing patio garden. On the lower level to the front, is the kitchen/diner, with a lounge to the rear, with access out via French doors to the garden. Modern bathroom. 2nd reception room and 3rd bedroom/office floor and 2 further bedrooms on the first floor. Wood burner, some original features, gas central heating and UPVC double glazing. Parking Zone V, no waiting list at present. Great location for easy access to the city centre and nearby Brighton Station. EPC Rating C - (69). 97 Square Meters/1,046 Square Feet.

Front door opening into;

Ground Floor Reception Room 14' 9" x 12' 11" (4.50m x 3.93m)

Stripped and polished wooden floor boards, radiator, sash bay window to the front, working fireplace, fitted storage cupboards to either side of the chimney breast, door through to the inner hallway with stairs rising to the upper floors and lower ground floor and door to bedroom three.

Bedroom Three/Office 10' 6" x 9' 2" (3.20m x 2.80m)

Upvc double glazed sash window to the rear, stripped and polished wooden floorboards, radiator, fitted book shelves to either side of the chimney breast.

First Floor Landing

Upvc double glazed window to the rear, access to loft space.

Bedroom One 14' 9" x 12' 5" (4.50m x 3.79m)

Upvc double glazed sash bay window to the front, stripped and polished wooden floorboards, radiator, hand basin.

Bedroom Two 10' 6" x 9' 2" (3.20m x 2.80m)

Upvc double glazed window to the rear, radiator, stripped and polished wooden floorboards, fitted cupboard.

Lower Ground Floor

Stairs lead down from the ground floor to the lower ground floor with under stairs storage, door to the bathroom and door into the kitchen/breakfast room and sitting room.

Kitchen/Breakfast Room 14' 9" x 10' 5" (4.50m x 3.17m)

Upvc double glazed window to the front, door to entrance porch with steps up to the street. Fitted kitchen with ample cupboard and drawer storage with work surfaces over. Inset butler sink, space and point for electric cooker, space and point for tumble dryer, space and plumbing for washing machine and dishwasher, space and point for fridge freezer, part tiled walls, wall mounted Worcester combination boiler, tiled floor.

Sitting Room 10' 6" x 9' 2" (3.20m x 2.80m)

Wood burning stove, radiator, tiled floor, French doors opening out onto the rear garden.

Bathroom

Upvc double glazed window to the side, fully tiled bathroom with suite comprising bath with shower over, enclosed wc, hand basin and vanity unit, ladder style towel radiator.

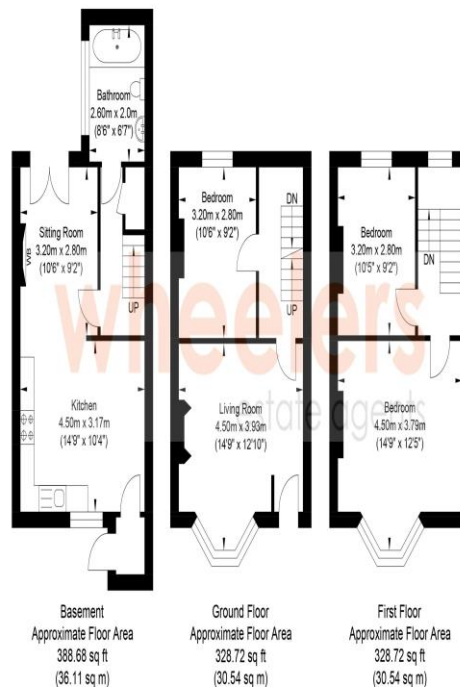
Patio Garden

Measuring approximately 20' x 15' enclosed by walled boundaries and enjoying a westerly aspect.

Tenure; Freehold

Council Tax; Band C

Hanover Terrace



Approximate Gross Internal Area = 97.19 sq m / 1046.12 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

61 Hanover Terrace BRIGHTON BN2 9SP	Energy rating C	Valid until: 18 May 2035
		Certificate number: 6000-6443-0822-8593-3553

Property type	Mid-terrace house
Total floor area	97 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.](#)

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		86 B
69-80	C	69 C	
55-68	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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