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estate agents



54 Hanover Terrace
Brighton, BN2 9SN

£445,000

UWS1235

- Two Double Bedroom Terrace House
- 21' Open Plan Sitting/Dining Room
- Wood Burner
- Modern Fitted Kitchen
- Front and Rear Gardens
- Sought After Hanover Location
- Wooden floors
- Gas Central Heating
- Viewing Essential
- Valley Gardens Conservation Area

**** SUPERB LOCATION AT THE BOTTOM OF HANOVER. FRONT & REAR GARDENS. VERY WELL PRESENTED. VIEWING HIGHLY RECOMMENDED **** This is a very pretty looking Victorian house, located within the highly desired 'Valley Gardens' conservation area of Brighton. Located at the Southover Street end of Hanover Terrace, within a row of brightly painted houses. Small front garden., with a front door leading into a large split level lounge/diner, with wood flooring and a wood burner, with access to the side and rear garden. Modern kitchen and bathroom to the rear. 2 Double bedrooms on the first floor. Wall enclosed pretty side and rear garden. (EPC Rating D - 67) 64 Square meters internally. Parking zone V, no waiting list at present.

Front door opening into

Sitting/Dining Room 21' 5" x 13' 0" (6.52m x 3.96m)
Sitting room area; sash window to the front, wood burning stove, wooden floors, radiator. Dining area; radiator, French doors opening out onto the rear garden.

Kitchen 11' 5" x 6' 9" (3.48m x 2.06m)
Full length window to the side, good range of fitted wall and base units with work surfaces over, ceramic hob, fitted electric oven below, extractor hood, space and point for fridge freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, part tiled walls, window to the side.

Bathroom
White suite comprising bath with shower over, wc, hand basin, window to the rear, wall mounted combination boiler, radiator.

Stairs rise from the ground floor to the first floor landing; loft hatch and doors to both bedrooms.

Bedroom 13' 0" x 12' 2" (3.95m x 3.71m)
Sash window to the front, radiator, stripped and polished wooden floors.

Bedroom 10' 4" x 9' 7" (3.14m x 2.93m)
Window to the rear, radiator, built-in storage cupboard.

Rear Garden 12' 1" x 9' 5" (3.68m x 2.87m)
East facing garden with raised decked area.

Tenure; Freehold

Council Tax; Band C



Energy performance certificate (EPC)

54 Hanover Terrace BRIGHTON BN2 9SN	Energy rating D	Valid until: 28 August 2035
		Certificate number: 9371-3053-8208-4565-6200

Property type	Mid-terrace house
Total floor area	63 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 C.

[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		
69-80	C		79 C
55-68	D	67 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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