



**39 Hanover Street**  
Brighton, BN2 9ST

**Guide Price £475,000**  
Freehold

UWS1258

- **No Chain £475,000 - £500,000 Guide Price**
- **Two Double Bedroom Terrace House**
- **Through Sitting/Dining Room**
- **Kitchen**
- **Stripped Wooden Floors**
- **Patio Garden**
- **Valley Gardens Conservation Area**
- **Bathroom**
- **Gas Central Heating**
- **Upvc Double Glazing**

GUIDE PRICE £475,000 - £500,000. **\*\*NO CHAIN. \*\*TWO BEDROOM TERRACE HOUSE\*\* \*\*SOUGHT AFTER HANOVER LOCATION\*\*** A charming two-bedroom terraced house situated in the Valley Gardens Conservation area of the highly sought-after Hanover, offered for sale with no onward chain. The accommodation features a spacious through sitting/dining room with attractive stripped wooden floorboards, creating a warm and characterful living space. To the rear, the kitchen provides direct access to a private patio garden — ideal for outdoor dining and entertaining. Upstairs, there is a generously sized bathroom and two bright, airy double bedrooms. Further benefits include gas central heating and uPVC double glazing throughout. EPC Rating D (57). Parking Zone V (waiting list applies)

**Front door opening into; entrance hallway**

Stripped wooden floorboards, stairs rising to the first floor, under stairs storage.

**Sitting/Dining Room 23' 5" x 11' 4" (7.15m x 3.45m)**

Stripped wooden floorboards, upvc double glazed bay window to the front, feature fireplace, radiators, upvc double glazed window overlooking the rear patio garden.

**Kitchen 18' 3" x 7' 10" (5.56m x 2.38m)**

Stable door opening onto the rear patio, upvc double glazed window to the side, cupboard housing boiler. Good range of base units with work surfaces over with inset stainless steel sink and drainer unit, inset gas hob, fitted electric oven, integrated dishwasher, space and plumbing for washing machine, space and point for fridge freezer, vertical radiator.

**Half Landing**

Upvc double glazed window to the side, door into the bathroom.

**Bathroom 9' 3" x 7' 10" (2.83m x 2.40m)**

Opaque upvc double glazed window to the rear, suite comprising wc, hand basin and bath with shower over, period style towel radiator.

**First Floor Landing**

Access to loft, doors to both bedrooms.

**Bedroom 15' 0" x 10' 11" (4.56m x 3.33m)**

Upvc double glazed bay window to the front, radiator, stripped wooden floorboards, built in storage cupboards to either side of the chimney breast.

**Bedroom 10' 1" x 9' 6" (3.08m x 2.90m)**

Upvc double glazed window to the rear, radiator, stripped wooden floorboards.

**Rear Patio 18' 8" x 6' 5" (5.69m x 1.95m)**

Patio garden with walled boundaries.

**Tenure; Freehold  
Council Tax Band C**

**Hanover Street**



Approximate Gross Internal Area = 84.06 sq m / 904.81 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

39 Hanover Street BRIGHTON BN2 9ST	Energy rating	Valid until: <b>31 August 2033</b>
	<b>D</b>	Certificate number: <b>0797-3029-7201-2357-8204</b>

Property type	Mid-terrace house
Total floor area	83 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		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

