

20 Hanover Terrace

Brighton, BN2 9SN

Guide Price: £600,000 - £625,000
Freehold

- DELIGHTFUL FAMILY HOME
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- STUDY

- KITCHEN
- LIVING/DINING ROOM
- SUNNY ROOF TERRACE
- PATIO GARDEN

Offered to the market for the first time in nearly over thirty years, this charming bow-fronted mid-terrace family home provides spacious and versatile accommodation arranged over three floors.

The property features three generous double bedrooms, a dedicated study, and a well-appointed family bathroom. The impressive principal bedroom benefits from its own ensuite shower room, creating a comfortable private retreat.

The ground floor offers superb open-plan living, designed perfectly for modern family life and entertaining. A contemporary fitted kitchen flows seamlessly into the living space, with both areas enjoying French doors that open onto a private patio, allowing for plenty of natural light and effortless indoor-outdoor living.

Further enhancing the home is a delightful roof terrace, ideal for relaxing or entertaining.

Ideally situated in a highly desirable location, the property is within easy walking distance of the city centre and seafront, offering convenient access to local amenities, restaurants, and leisure facilities.

KITCHEN Double aspect, modern kitchen. Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with range of cupboards and drawers under, matching eye level wall cupboards, range gas cooker with extractor over, radiator, integrated dishwasher, space for fridge/freezer, French doors to garden.

LIVING/DINING ROOM Double aspect with bow window to front, exposed floorboards, understairs storage, two radiators, French doors to garden.

FIRST FLOOR

LANDING Cupboard with space and plumbing for washing machine, shelving over, floorboards, door to:

SUNNY ROOF TERRACE

BEDROOM 1 Range of fitted wardrobes, UPVC double glazed window, radiator.

ENSUITE SHOWER ROOM Walk-in shower with tiled surround, pedestal wash hand basin, low level w.c., heated ladder style towel rail, tiled floor.

BATHROOM Roll top bath with shower over, pedestal wash hand basin, low level w.c, UPVC double glazed windows, tiled floor, fitted cupboard housing 'Viessmann' gas fired boiler and cylinder.

TOP FLOOR

LANDING Floorboards, hatch to loft space.

BEDROOM 2 Radiator, window.

BEDROOM 3 UPVC double glazed windows, floorboards, radiator.

STUDY UPVC double glazed window, radiator, floorboards.

OUTSIDE

SMALL WILD FLOW FRONT GARDEN

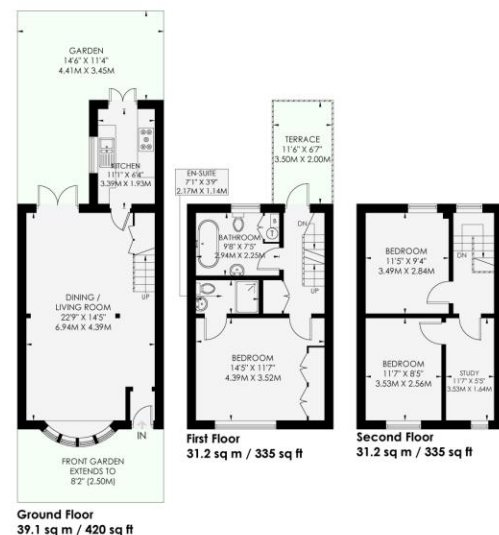
MEDITERRANEAN PATIO GARDEN

Council Tax Band C as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.

HANOVER TERRACE

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
101.5 sq m / 1090 sq ft
INCLUDING LIMITED USE AREA OF
0.3 sq m / 3 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plans, graphics, diagrams and services are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with 'Good Practice of Chartered Surveyors' International Property Standards 2 (IPMS2).
 Measuring Points: Storage Cupboard, Fitted Wardrobes, Garden Shortened for Disability, Dwyght, Ceiling Height, Hot Water Tank, Integrated Fridge / Freezer, Head Height Below 1.5m, Roller.
 Certified Property Measure, BESPOKE PROPERTY MARKETING

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