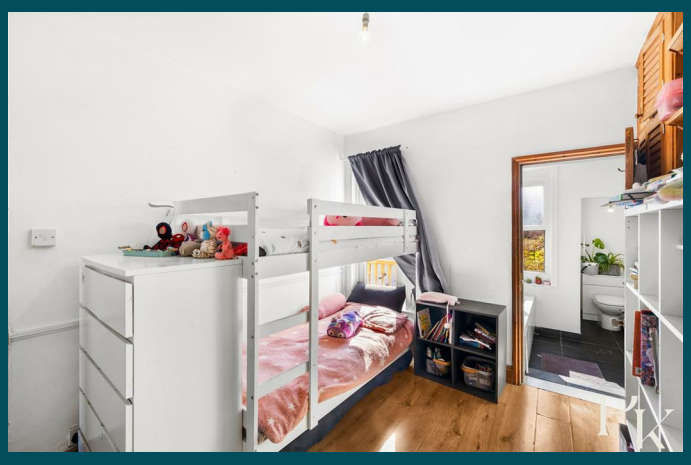
109 Albion Hill

Brighton, BN2 9PA



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Offers over £325,000

Situated in the ever-popular Hanover district of Brighton, this well-proportioned two-bedroom maisonette offers generous accommodation arranged over two floors, along with the rare advantage of its own private street entrance and a south-facing garden. Offered to the market with no onward chain, the property presents an excellent opportunity for buyers looking to move quickly or personalise a home in one of Brighton's most vibrant neighbourhoods.

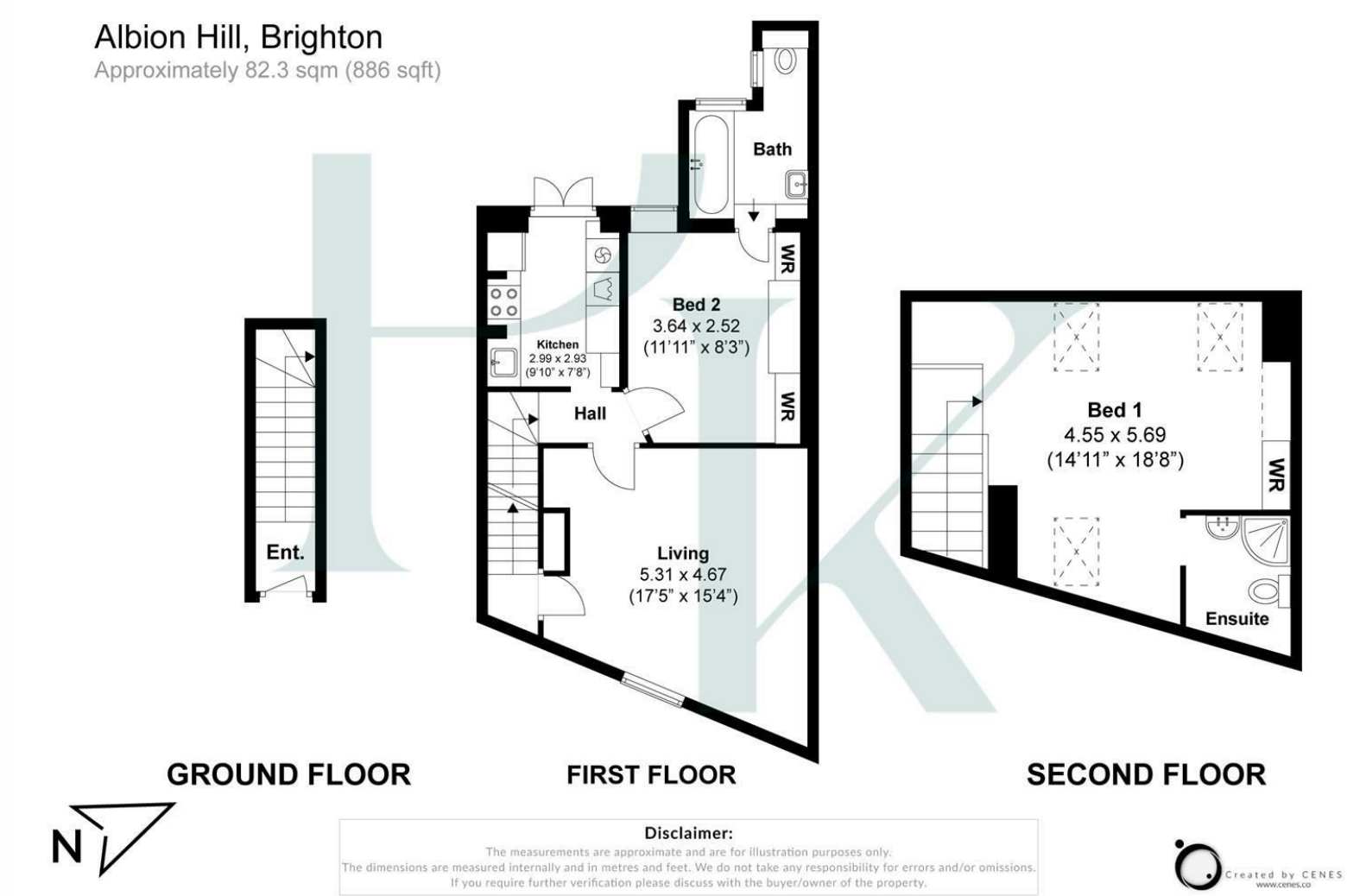
The private entrance leads up to the first floor where the main living accommodation can be found. The spacious living and dining room is a bright and welcoming space with plenty of room for both seating and dining areas, making it ideal for everyday living or entertaining. To the rear of the property, the separate kitchen enjoys views over the garden and provides direct access out to a sunny south-facing balcony and garden beyond, creating a lovely connection between the indoor and outdoor spaces.

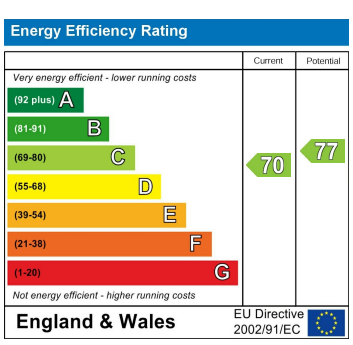
Also on this floor is a second bedroom and a family bathroom, offering flexible accommodation for guests, children, or those working from home.

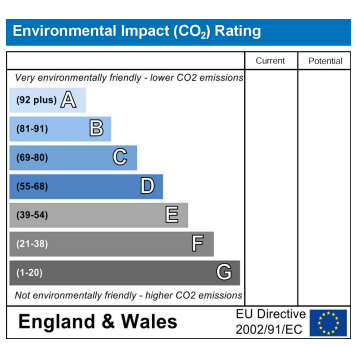
Occupying the top floor is the generous principal bedroom, a characterful loft-style space with exposed beams, fitted storage and the benefit of an en-suite shower room. The elevated position also allows for plenty of natural light through the roof windows.

Outside, the south-facing garden is a real highlight, providing a sunny outdoor retreat with a decked seating area and lawn beyond – perfect for relaxing, gardening or entertaining during the warmer months.

Albion Hill sits at the heart of Hanover, one of Brighton's most sought-after communities, known for its colourful terraces, independent pubs, local cafés and strong neighbourhood feel. The property is within easy reach of Brighton Station, the city centre and seafront, while nearby Queen's Park offers excellent green space just moments away.







Pearson Keehan