



47 Holland Street, Hanover, Brighton, BN2 9WB

Spencer
& Leigh

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Guide Price £400,000 - £425,000 Freehold

- Two spacious bedrooms
- Set over three floors
- Delightful Hanover location
- Pretty courtyard garden
- No onward chain
- Large dual aspect living room
- Open plan kitchen/dining room
- Potential to improve the kitchen and bathroom
- Close to local amenities
- Viewing highly recommended

GUIDE PRICE £400,000 to £425,000

Set in the charming Hanover area of Brighton, this delightful house on Holland Street offers a perfect blend of comfort and style whilst allowing the new owner to add their own stamp to this home. Spanning an impressive 900 square feet and set over three floors, this property is ideal for those seeking a spacious yet cosy home.

Upon entering, you are greeted by a large reception room, perfect for entertaining guests or enjoying quiet evenings in. The layout provides a seamless flow between the living spaces, enhancing the overall sense of openness. The two well-proportioned bedrooms offer a peaceful retreat, ensuring restful nights.

The property requires some modernisation of the kitchen and bathroom, but both are functional. One of the features of this home is the pretty courtyard garden, a lovely outdoor space where you can unwind, enjoy a morning coffee, or host summer barbecues with friends and family.

With no onward chain, this property presents a rare opportunity for a smooth and swift purchase. Whether you are a first-time buyer or a small family this house is sure to meet your needs. The delightful location further enhances its appeal, with local amenities, parks, and the vibrant Brighton seafront just a short distance away.

In summary, this charming house on Holland Street is a wonderful opportunity to embrace the Brighton lifestyle in a lovely setting. Don't miss your chance to make this delightful property your new home.



Neighbouring Hanover and Lewes Road with their many local shops and community pubs, this sought after location is ideally situated to enjoy the open green space of The Level and a regular bus service to and from the city.



Entrance
Entrance Hallway
Living Room
23'8 x 14'
Stairs to Lower Ground Floor
Kitchen/Dining Room
21'7 x 12'4
Family Bathroom
Stairs rising to First Floor

Bedroom
14' x 10'9
Bedroom
12'7 x 11'8

OUTSIDE
Rear Garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Restricted on street parking - Zone V
Broadband: Standard 17 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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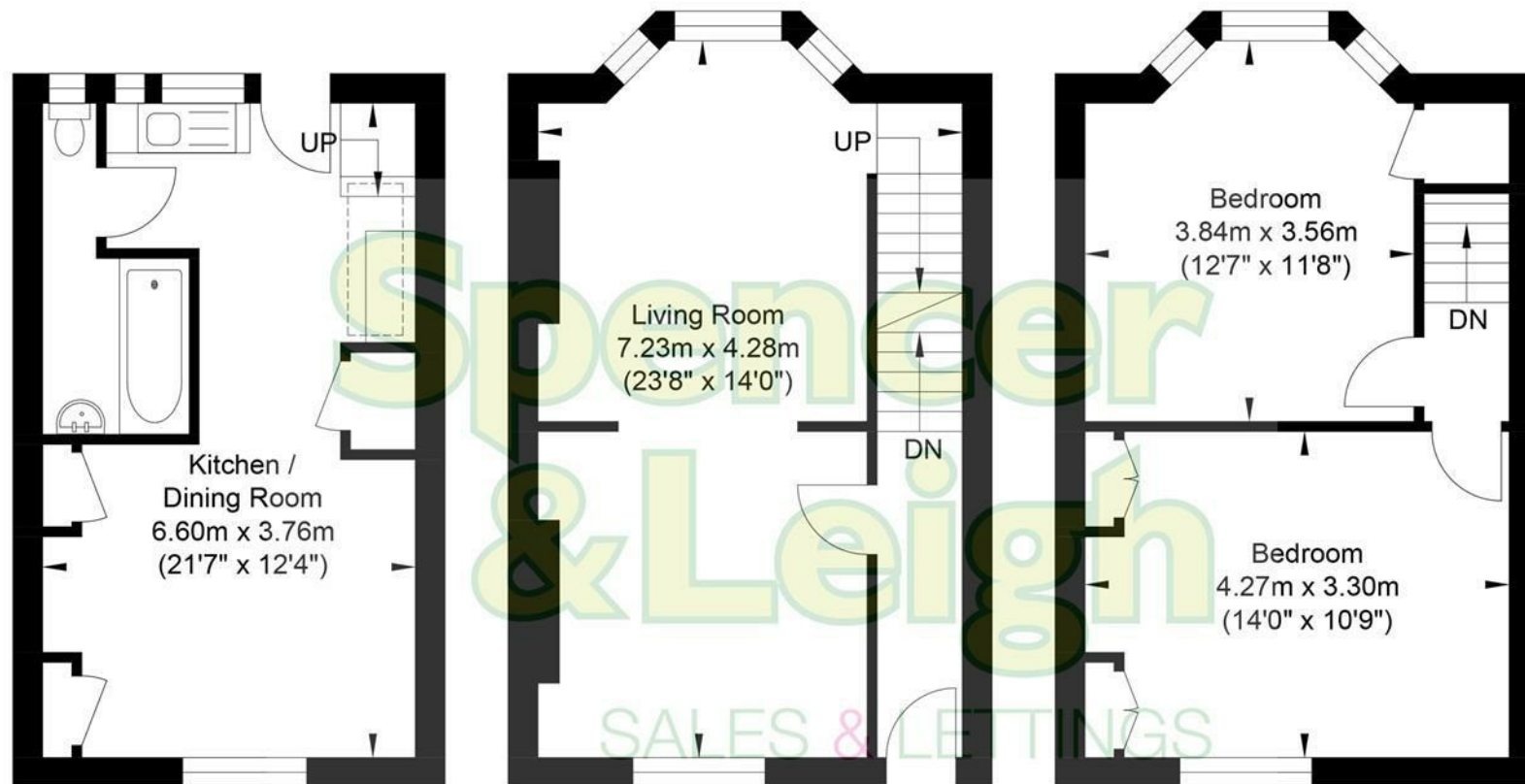


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Holland Street



Lower Ground Floor
Approximate Floor Area
267.16 sq ft
(24.82 sq m)

Ground Floor
Approximate Floor Area
316.56 sq ft
(29.41 sq m)

First Floor
Approximate Floor Area
316.56 sq ft
(29.41 sq m)

Approximate Gross Internal Area = 83.64 sq m / 900.28 sq ft

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