



**52 Albion Hill**  
Brighton, BN2 9NW

**Guide Price £525,000**  
Freehold

UWS1204

- No Onward Chain
- Four Storey Hanover Home
- Four Bedrooms or Three Bedrooms and Two Reception Rooms
- Spacious Bathroom
- 24'5 x 13'1 Rear Garden
- 118 Square Meters/1,271 Square Feet
- Viewing Highly Recommended
- Ground Floor Wc
- Gas Central Heating
- Upvc Double Glazing

**\*\* IMPRESSIVE 4 STOREY HANOVER HOUSE, WITH STUNNING VIEWS. 3/4 BEDROOMS, 1/2 RECEPTION ROOMS. NO CHAIN \*\*** This is a very well presented Victorian terraced home, located at the Southern end of highly desired Hanover, close to all that Brighton offers. Laid out over 4 floors, with the large loft already converted to the main bedroom, with outstanding distant sea views from the front and views of the Downs to the rear. Lounge and kitchen/diner on the lower level. Bedroom 4/reception 2, to the front on the ground floor, with bedroom 3 and separate WC to the rear of the house. The first floor has the spacious 2nd bedroom that spans the whole width of the house to the front and a large family bathroom to the rear. The main bedroom is the loft conversion on the top floor. The garden is 24ft in length and is wall enclosed and majority paved. (EPC Rating D – 66. 118 square meters internally)

Part glazed front door opening into;

**Entrance Hallway**

Stairs to the lower ground floor and stairs to the upper floors, radiator, doors to both ground floor bedrooms and ground floor wc. Upvc double glazed door leading out to the rear garden.

**Ground floor wc**

Upvc double glazed window to the rear, wc, wall hung hand basin.

**Bedroom**

Upvc double glazed window to the front, radiator, wood burning stove.

**Bedroom**

Upvc double glazed window overlooking the rear garden, radiator, cupboard housing Worcester combination boiler.

**First Floor Landing**

Upvc double glazed window to the rear, doors to bedroom and bathroom and stairs to the upper floor.

**Bedroom**

Upvc double glazed window to the front, radiator, built-in storage cupboard to one side of the chimney breast.

**Bathroom**

Part opaque upvc double glazed window to the rear, heated towel radiator, low level wc, wall hung hand basin, bath with mixer taps, large walk in shower.

**Top floor landing**

Upvc double glazed window to the rear, door into;

**Bedroom**

Two Velux windows to the front with great roof top views to the sea, built-in storage cupboard, eaves storage, two radiators, upvc double glazed French doors opening to Juliet balcony with great views.

Returning to the ground floor entrance hallway, stairs descend to the lower ground floor.

**Sitting/dining room/kitchen**

Range of fitted wall and base units with work surfaces over, inset stainless steel sink and drainer unit, five ring gas burner with extractor over, fitted electric oven. Integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, space and point for tumble dryer, glass brick to rear, upvc double glazed window to rear, radiator. Archway to sitting/dining area with upvc double glazed window to the front, cupboard housing meters, radiator.

**Rear Garden**

Patio garden measuring approximately 24'5 x 13'1 and enclosed by walled boundaries.

**Tenure**

Freehold.

Council Tax Band C

Albion Hill



Lower Ground Floor	Ground Floor	First Floor	Second Floor
Approximate Floor Area	Approximate Floor Area	Approximate Floor Area	Approximate Floor Area
343.58 sq ft	338.63 sq ft	335.40 sq ft	284.02 sq ft
(31.92 sq m)	(31.46 sq m)	(31.16 sq m)	(23.60 sq m)



Approximate Gross Internal Area = 118.14 sq m / 1271.63 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

52, Albion Hill BRIGHTON BN2 9NW	Energy rating	Valid until: 23 January 2028
	<b>D</b>	Certificate number: 2148-4040-6209-8258-5944

Property type	Mid-terrace house
Total floor area	122 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		82 B
69-80	C		
55-68	D	66 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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