

# HANOVER STREET BRIGHTON BN2 9SS



Estate Agents



£250,000-£265,000 LEASEHOLD

Q Estate Agents are delighted to present this two-bedroom flat located on the ever-popular Hanover Street. Famed for its glorious location at the bottom of hill, with Victorian architecture Hanover Street is situated perfectly to take advantage of the best Brighton has to offer. With the town centre a just short walk away through the popular North Laines, a wide variety of local amenities are on your doorstep from independent cafes, bakeries, shops, and pubs.

This two-bedroom property is situated on the top floor of an attractive, red brick 1950s apartment block. Well presented throughout this property is the perfect opportunity for a first-time buyer or investor. Upon entering the flat you are greeted by an abundance of natural light due to the properties East/West orientation. The hallway acts as a central landing point from which all rooms can be accessed, to your left you the kitchen. The kitchen is a modern space with fully fitted units and an integrated oven and hob. White units and dark countertops created a stylish space. At the end of the kitchen, you can find the bathroom comprising of a full white suite including a fantastic bathtub with an overhead shower, WC and sink with storage space. The bathroom feels fresh and modern with white tiling throughout and dark tiled flooring. The rear of the property offers charming views over the Georgian properties of Hanover Crescent.

The principal bedroom is a bright space, spacious in size and full of character. A large bay window allows the room to be flooded with light and with bespoke built-in window seat area and built in wardrobe giving you great amount of hidden storage. The second bedroom is smaller in size allowing for either a single bedroom or perhaps utilized as an office space or children's bedroom. The lounge is the focal point of the home, the large window really opens the space and charming features such as feature fireplace and picture rails.

SALES | LETTINGS | VALUATIONS



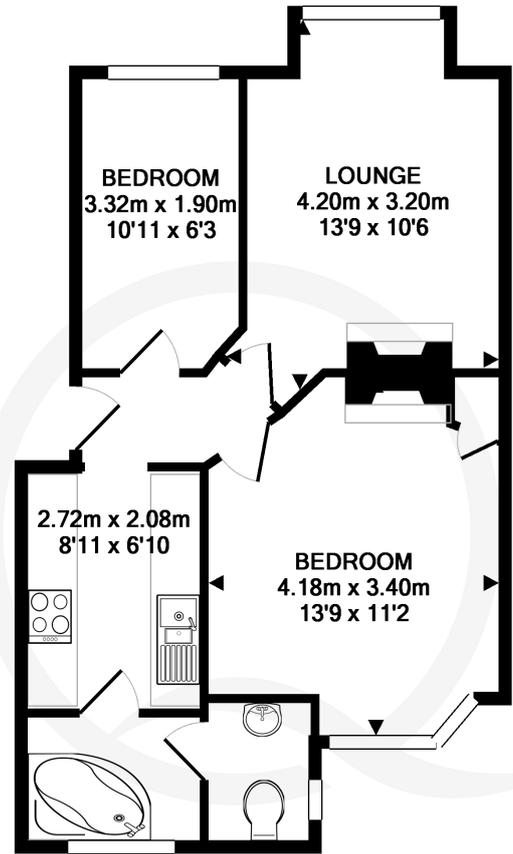
Q Estate Agents Ltd / 195 Lewes Road, Brighton, BN2 3LA  
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**In The Know...**

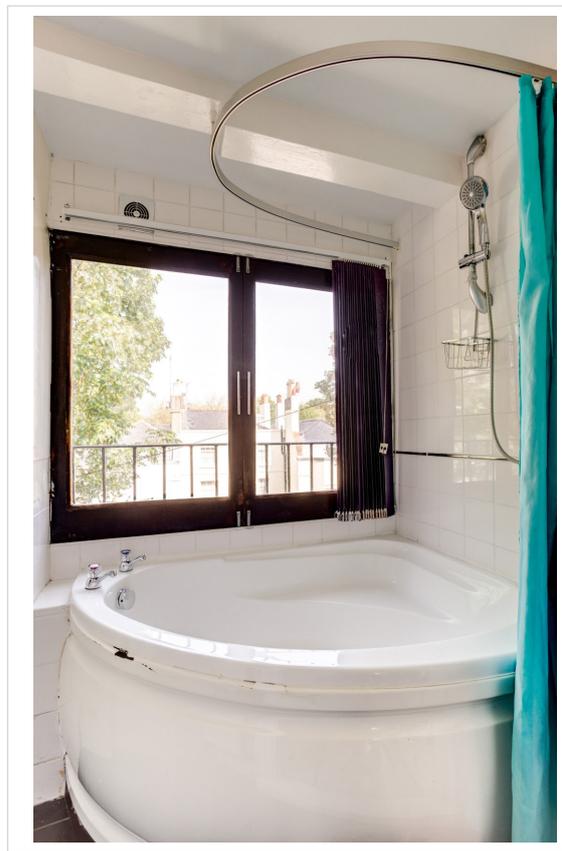
Area: Hanover  
 Council Tax: Band A  
 EPC Rating: E48  
 Floor Area: 43m<sup>2</sup> (approx.)  
 Lease Length: 87 years (Will be renewed to 178 years\*)  
 Maintenance: £997.50 PA  
 Ground Rent: Will be 0\*  
 Station: Brighton Mainline 0.6miles)  
 Bus Stop: The Level, Stop P (0.1mile)  
 Parking: Permit – Zone V  
 Primary School: Elm Grove  
 Secondary School: Dorothy Stringer; Varndean  
 Local shop: Southover Convenience Store (0.1mile)  
 Supermarket: Sainsbury's, New England Street (0.5miles)  
 Local Gems: The Village; The Flour Pot Bakery; The Geese;  
 The Level; The Open Market.

\*As provided by the vendor. All details should be checked and confirmed by your conveyancer.



TOTAL APPROX. FLOOR AREA 42.8 SQ.M. (460 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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Q Estate Agents have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.