

For Sale: £550,000 Freehold Hanover Terrace, Brighton, East Sussex, BN2

- Four / Five Double Bedrooms
- Bathroom with bath with shower over
- NEW kitchen (Sep-2025)
- Rear West Facing Garden

Arington

NO ONWARD CHAIN. Arington are pleased to offer a four or five double bedroom three storey terraced house located in Hanover, Brighton. Located a short walk from The Level and Lewes Road with its range of shops, cafes and restaurants. Benefiting from a new kitchen fitted in September 2025 the house offers four double bedrooms with the option of using a further room as either a fifth double bedroom or separate living room, newly fitted kitchen, dining room or combined living / dining room opening out to the rear garden, bathroom with bath with shower over and separate WC. To the rear is a low maintenance West facing courtyard garden. An excellent opportunity to continue the properties use as a licenced five bedroom HMO or to revert its use to a family home with period features just waiting to be restored. Council Tax Band: C. EPC: C.

## Internal

Ground Floor Door to...

Entrance Hall Stairs to the first floor and to the lower ground floor. Thermostatic controller. Radiator. Doors to...

Bedroom Window to the front. Radiator.

Bedroom Window to the rear. Radiator.

Bathroom Fitted with a white suite comprising of a pedestal basin, low level WC and panelled bath with mixer taps with

shower hose and electric shower over. Glass shower screen. Part tiled walls. Heated towel radiator. Radiator.

Extractor fan. Opaque windows. Cupboard.

First floor

Landing Stairs from the ground floor. Window to the rear. Loft hatch. Doors to...

Bedroom Window to the front. Radiator.

Bedroom Window to the rear. Radiator.

**Lower Ground Floor** 

Hallway Doors to...

WC Fitted with a white suite comprising of a wall hung basin and low level WC. Cupboards housing the fuse box,

electric meter and gas meter.

Bedroom / Living Window to the front. Radiator. Period feature fireplace (not in use).

Room

Living / dining room Window and door to the rear garden. Radiator. Opening to...

New kitchen fitted in September 2025. Fitted with a range of wall and floor units with a light granite effect

worktop with inset four point electric hob with oven under and extractor over and one and half stainless steel sink with drainer. Space and plumbing for washing machine, tumble dryer and dishwasher. Boiler. Window

looking out to the rear garden.

External

Kitchen

Rear Garden To the rear of the property is a low maintenance West facing paved courtyard garden with stone and brick

boundary walls.

Vendors Views We have owned this property for over 10 years since our son was at university in Brighton and have successfully

let it as an HMO to students from the local university ever since. It is ideally situated for access to "The Level", a walk into the town centre for restaurants and shopping and close to the university campus. Occupants have appreciated the lounge area in addition to their spacious bedrooms and access to the garden through the French windows. The layout of the property is also ideally suited as a large family home in this popular Hanover

residential area.





## Room Details

## **Ground Floor**

Bedroom 11'5" max x 11'4" max (3.48m max x 3.45m max)

Bedroom 11'1" max x 9'6" max (3.38m max x 2.90m max)

Bathroom 9'10" max x 6'7" max (3.00m max x 2.01m max)

First floor

Bedroom 14'10" max x 11'6" max (4.52m max x 3.51m max)

Bedroom 11'2" max x 9'5" max (3.40m max x 2.87m max)

## **Lower Ground Floor**

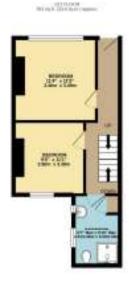
WC

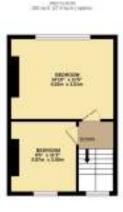
Bedroom / Living Room 10'11" max x 10'9" max (3.33m max x 3.28m max)

Living / dining room 14'6" max x 10'7" max (4.42m max x 3.23m max)

Kitchen 9'9" max x 6'5" max (2.97m max x 1.96m max)







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Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.







