



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.

<b>Internal</b>	
<b>Ground Floor</b>	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.
<b>First floor</b>	
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.
<b>Lower Ground Floor</b>	
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 Room	Window to the front. Radiator. Period feature fireplace (not in use).
Living / dining room	Window and door to the rear garden. Radiator. Opening to...
Kitchen	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.
<b>External</b>	
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)



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.



