

Hanover Crescent, Brighton

Asking Price £290,000



- Ground Floor One Bedroom Flat
- Converted Grade II Listed Building
- Rear Garden
- Highly Desirable Hanover Location
- Fitted Kitchen Area

Hanover Crescent, Brighton, BN2 9SB



Hanover Crescent is an impressive late-Georgian Grade II development set back from the street with communal gardens to the front. The area is hugely popular with its central location ensuring wide-range residents. The level with its grassy outlook, café and playground is directly opposite with crescent, while the open market is beyond this. The lanes and Brighton Beach and less than one mile from the property, while Brighton station is approximately half a mile away.

This well presented one double bedroom raised ground floor flat in a converted Grade II listed building in a beautiful period crescent comprises of a spacious entrance hall, west aspect open plan lounge/kitchen Fitted with a range of eye level wall cupboards and base cupboard and drawer units, work tops with tiled splashbacks, one and a quarter bowl single drainer stainless steel sink unit with mixer tap, electric oven, four ring gas hob with stainless steel extractor hood over, plumbed space for washing machine and dishwasher, space for further appliance, ceiling spotlights. Further on you have a double bedroom, shower room, two Juliette balconies and a wonderful rear garden.

All the benefits of Hanover without the Hill! Often regarded as the most popular street in Hanover, this location is perfectly positioned to enjoy all the City has to offer being within easy reach of green open spaces and Brighton seafront along with popular local shops, cafes and restaurants all close by. Brighton mainline station is easily accessible with regular and direct links to London.



Picture this...

Why not take a short ride or hop onto a bus into the City Centre for an adventure. There you can really soak up Brighton and Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and many shops that are available.

Excellent schools are nearby and the area is both friendly and welcoming for families.



While every attempt has been made to ensure the accuracy of the description contained herein, the accuracy of plans, drawings, floor and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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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Accommodation

GROUND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING AREA
13' 9" x 21' 9" (4.19m x 6.63m)

BEDROOM
13' 9" x 11' 3" (4.19m x 3.43m)

SHOWER ROOM

OUTSIDE

REAR GARDEN

2X JULIETTE BALCONIES

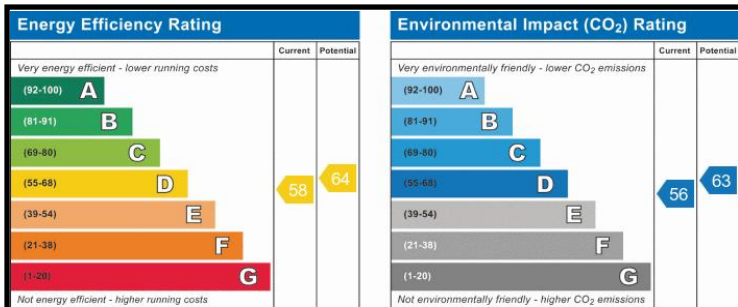




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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