



18 Hanover Street, Brighton, BN2 9ST

Spencer
& Leigh



18, Hanover Street,
Brighton, BN2 9ST

Price £600,000 - Freehold

- Georgian Townhouse
- Spread over Three Generous Levels
- Two good size bedrooms both with Ensuites
- 24' Spacious living room/dining room
- Stunning kitchen with stone worktops & separate utility room/WC
- Glorious Roof Terrace/Garden
- Separate Access offering Potential to Air BnB or work from home space
- Sought after Location by Valley Gardens
- Short Distance to the Centre of Brighton and Mainline Station
- Exclusive to Spencer & Leigh

A Beautiful property set in one of Hanover's most popular roads, just moments from Valley Gardens and a short walk to Brighton Mainline Station. The House is spread over Three generous floors, each offering ample light, space, and unique features.

The Lower Ground Floor with its own Street access is currently utilised by our Vendor as a frequent Air BnB or Room Share, offering great extra earning potential. This is made possible by a large en-suite Double Bedroom and further adjoining reception room which could be utilised as a Lounge, Office or potentially Bedroom Three.

The Ground Floor is welcoming and Airy, once through the Porch the 24'4" Reception Room doubles as a spacious Living/Dining room, where sofas neatly surround a stunning inset fireplace that is remotely operated. The other end of the room would house the largest dining tables and leads seamlessly towards the Kitchen/Breakfast room. With inbuilt High Quality "Neff" appliances, integrated blinds within the windows and doors and local stone worktops, you will feel at home cooking all your favourite meals.

On the Top Floor you will find the Principal Bedroom and Full Bathroom En-Suite are both Light and Spacious. The end of the hallway there is a Beautiful Private Roof terrace, recently renovated with new ironmongery and finished in Porcelain tiles.

Early viewing is recommended to fully appreciate all this Unique property close to the Level Park, The North Laines and the centre of Brighton itself has to fully offer!



Neighbouring Hanover and Lewes Road with their many local shops and community pubs, this sought after location is ideally situated to enjoy the open green space of The Level and a regular bus service to and from the city.



Entrance

Entrance Hallway

Reception Room
24'4 x 13'11

Kitchen/Dining Room
17'1 x 7'4

G/f Cloakroom/WC

Stairs descending to Lower Ground Floor

Reception Room 2
11' x 8'9

Bedroom
13'11 x 10'6

En-suite Shower/WC

Stairs rising to First Floor

Bedroom
13'11 x 13'4

En-suite Wetroom/WC

OUTSIDE

Courtyard

Roof Terrace

Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Parking Zone V

Conservation Area - Valley Gardens

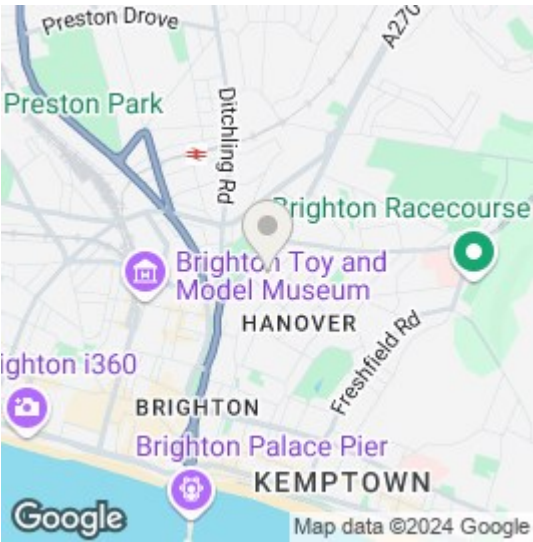
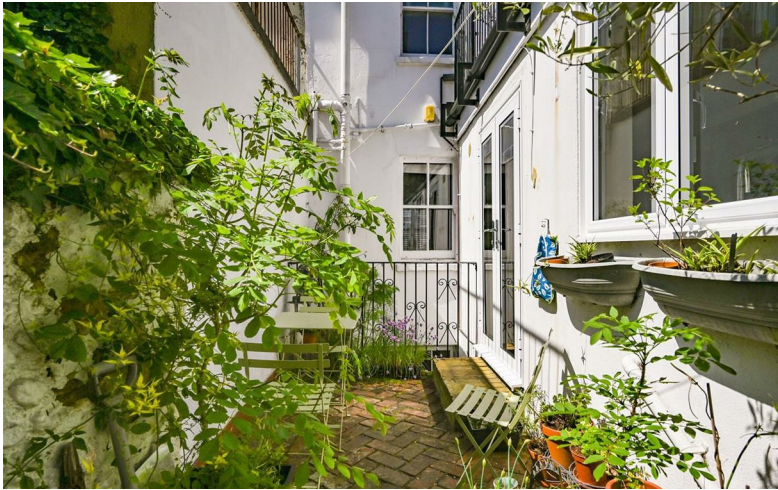
Broadband: Standard 15 Mbps, Superfast 79 Mbps, Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
Council Tax Band:- C

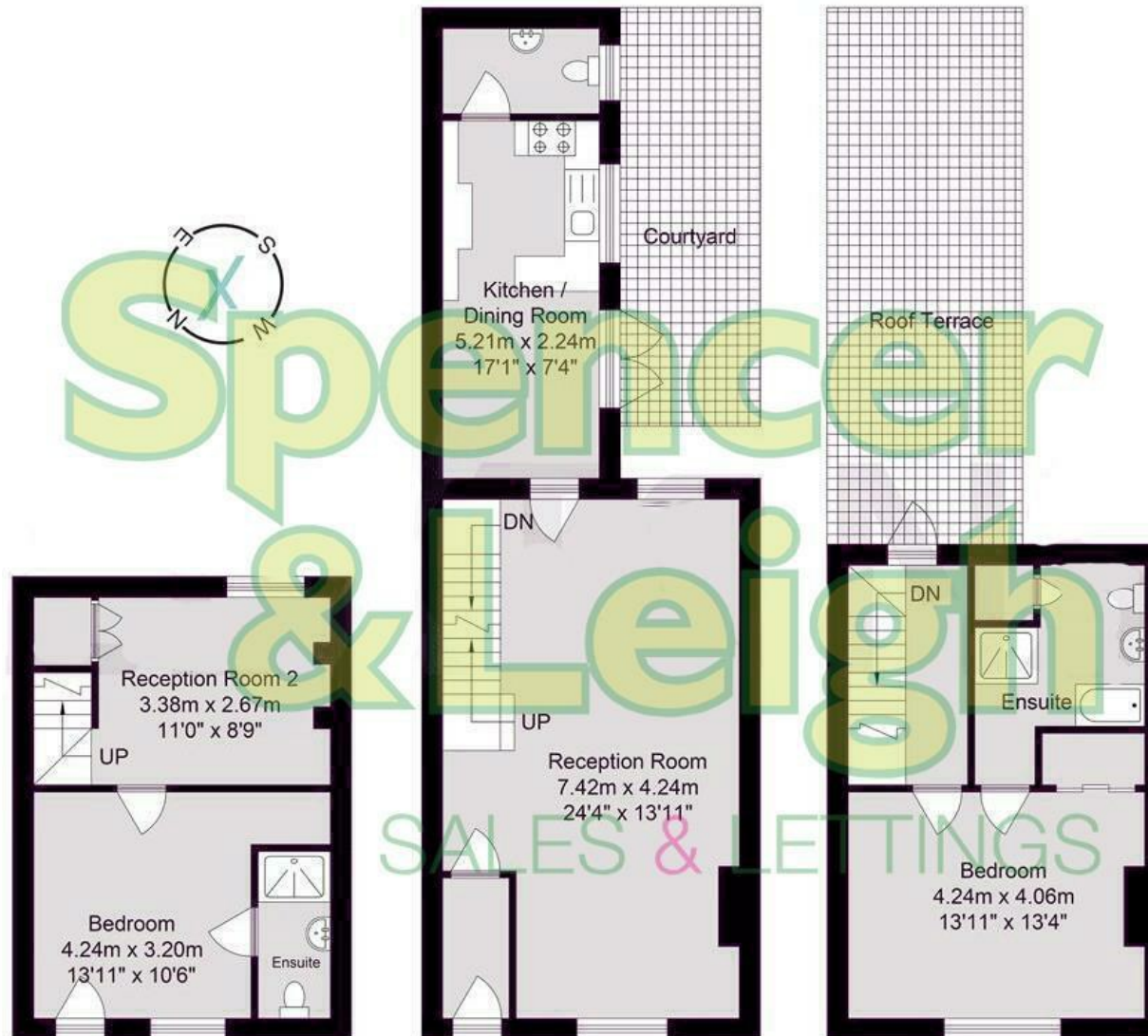
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Lower Ground Floor

Ground Floor

First Floor



Approximate gross Internal floor Area 99.52 sq m/ 1071.22 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.