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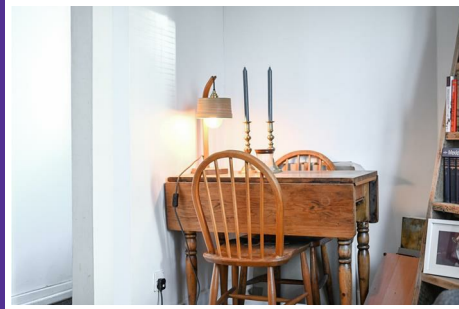
Ground Floor Flat Albion Hill, Hanover, Brighton, BN2 9NP



£260,000

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- Ground Floor Flat
- End of Terrace
- Own Street Entrance
- Wood Floor
- Walking Distance of Brighton Station
- Very Well Presented
- South Facing
- Desirable Location
- Central Heating
- 36 sq metres/390 sq feet



The Property

This corner property has its own street entrance leading to a lovely lounge with a south facing sash window, wood floor and Victorian style radiator. The double bedroom has a sash window overlooking the rear, wood floor and shelves built in to the chimney recesses. Off the hallway to the rear you will find the kitchen and bathroom. The bespoke kitchen has solid wood worksurfaces, double glazed window, attractive tiled splashback, cupboard housing the gas fired combination boiler. The superb bathroom has a freestanding claw foot bath, WC and wash basin and a double glazed window.

The Location

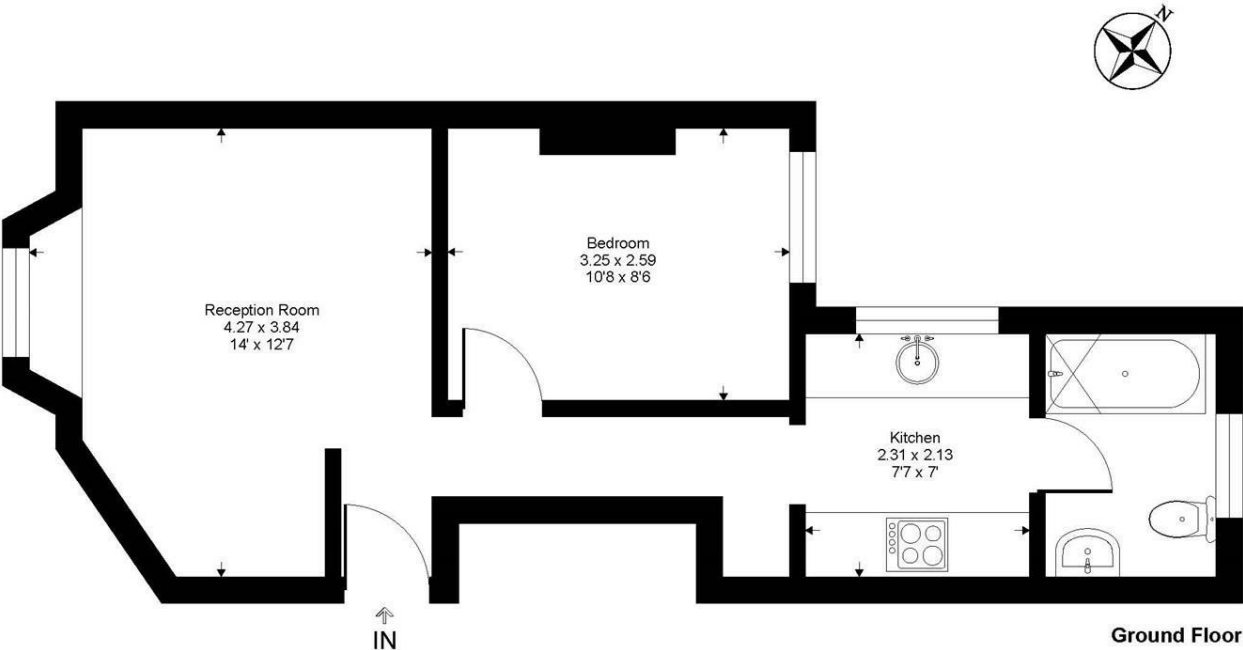
The property is located on the corner of Albion Hill and Jersey Street, between St Peters Place and Queens Park Road, in the colourful, ever popular residential district of Hanover in central Brighton. This fantastic location affords easy access to Brighton Railway Station (0.5 miles), the delightful Queens Park with it's tennis courts/duck pond/gardens and parkland (0.3 miles) The Level park and skate park (0.2 miles) The North Laine with its boutiques, bars, restaurants (0.3 miles) The Theatre Royal (0.6 miles), Duke Of York Cinema (0.6 miles), The Seafront (0.7 miles). Hanover itself is home to plenty of superb independent pubs, cafes and shops. There are excellent transport links in and out of Brighton close at hand.



T: 01273 688881

Floor Plan

Albion Hill, BN2
Approximate Gross Internal Area = 36 sq m / 390 sq ft

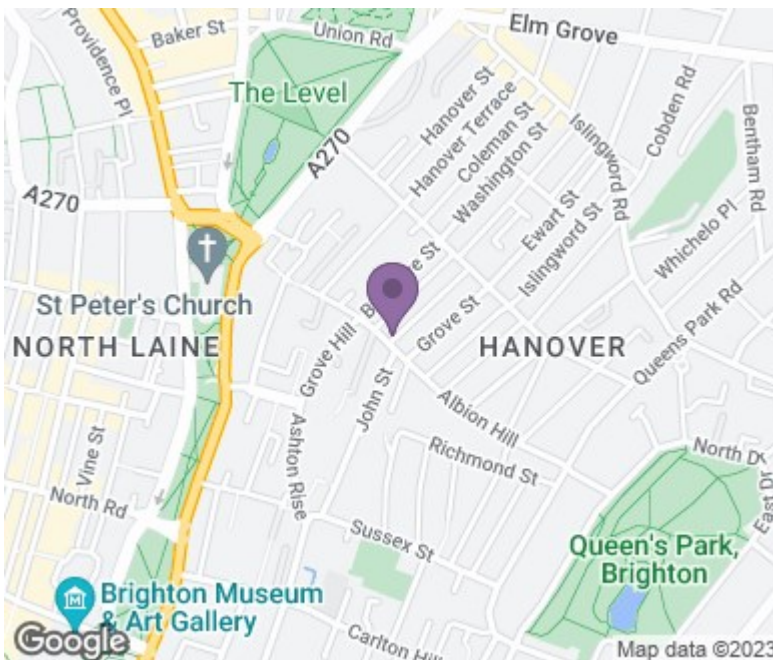


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Location Map



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	75	79
(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	

Agents Notes

Tenure Share of Freehold
 Lease Term 999 years
 Years Remaining 966
 Service Charge £766.66 per annum
 Council Tax Band C C £1,882.94 per annum

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