

ELLIOTTS

17 Hanover Crescent, Brighton BN2 9SB

Guide Price £1,000,000 to £1,250,000 Freehold





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ELLIOTTS are delighted to offer this RARE OPPORTUNITY to acquire a COMPLETE GRADE II listed period house, in this ICONIC and HISTORIC PRIVATE CRESCENT, overlooking BEAUTIFUL COMMUNAL GARDENS and with the particular advantage of RESIDENTS and VISITORS OFF ROAD PARKING, Accommodation extending to 1723 Square feet/160 Square Metres, Versatile layout and PACKED with CHARACTER and ORIGINAL FEATURES, offered for sale with NO ON GOING CHAIN.



- Complete Grade II Listed House
- Residents/Visitors Off Road Parking
- 1723 Sq Ft/160 Sq Mtrs
- Host Of Original Features
- In The Heart of Brighton Town Centre

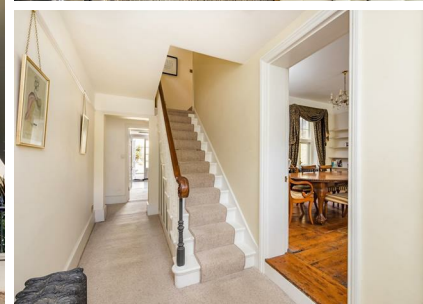
- Plenty Of Character
- Beautiful Communal Gardens
- No On Going Chain
- Iconic Period Crescent
- Enclosed Rear Garden

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The statement 'rare opportunity' is often overused, but it is perfectly apt in this instance as whole houses in this iconic and historic Crescent are exactly that. Built around 1820, the houses are Grade II listed, and overlook beautifully kept communal gardens, with manicured lawns, stocked borders and the mature trees provide almost complete privacy, another rarity in the centre of the City.

Full of character, the house retains much of its original charm, and accommodation extends over three floors to approximately 1723 square feet/160 square metres and is versatile in its layout, lending itself for a variety of different uses.

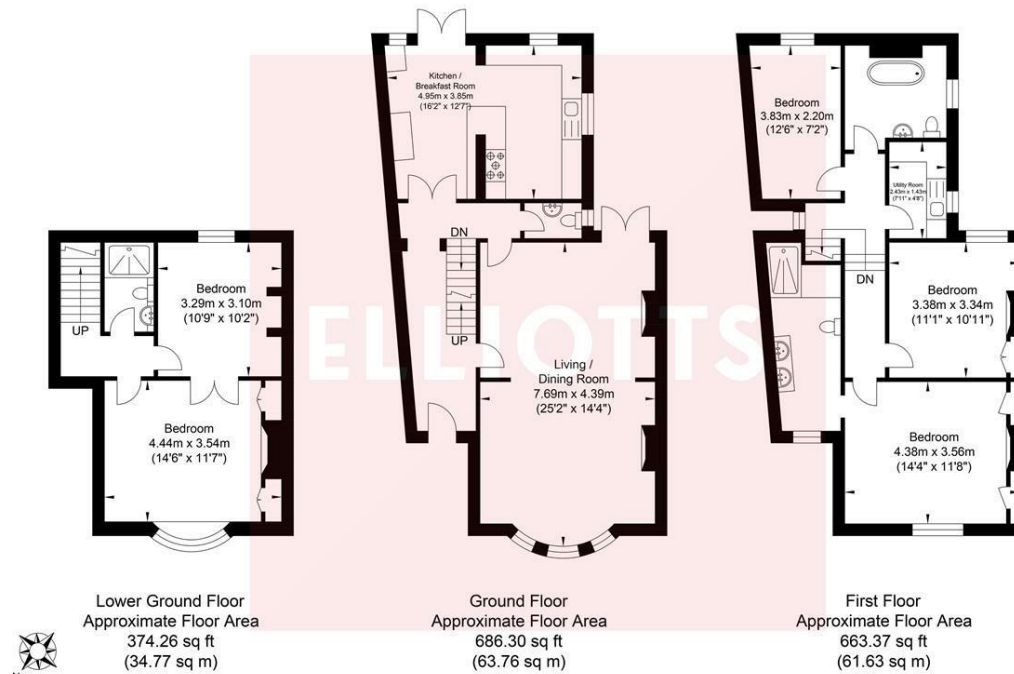
To the rear, the house has one of the most manageable and compact town gardens in the Crescent and unusually for a period house, there is both residents and visitors off road parking. Internal inspection is a must to fully appreciate this house's many features and the advantages of this central, yet tucked away location.





Floorplan

Hanover Crescent



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	

Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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