

ELLIOTTS

# 36 Albion Hill, Brighton, BN2 9NW

Guide Price £450,000 - £475,000





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Elliotts are delighted to offer for sale this 96 Sq.Mt / 1033 Sq.Ft three storey, two double bedroom period house, in the hugely popular Hanover District which is close to Queens Park, within easy reach of Brighton City Centre's huge array of facilities, seafront and mainline Train Station.



- Three Storey Terraced House
- Sought after Hanover Location
- Two Double Bedrooms
- Potential To Extend into Loft Space (STNPC)
- Through Lounge/Diner
- 96 Sq.Mt / 1033 Sq.Ft
- Rear Patio Garden
- Two Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Gas Central Heating



This three storey mid terraced house offers flexible living space. Comprising of two double bedrooms, a spacious kitchen/breakfast room a through lounge/diner, bathroom and a patio garden with scope to extend and in need of some modernisation.

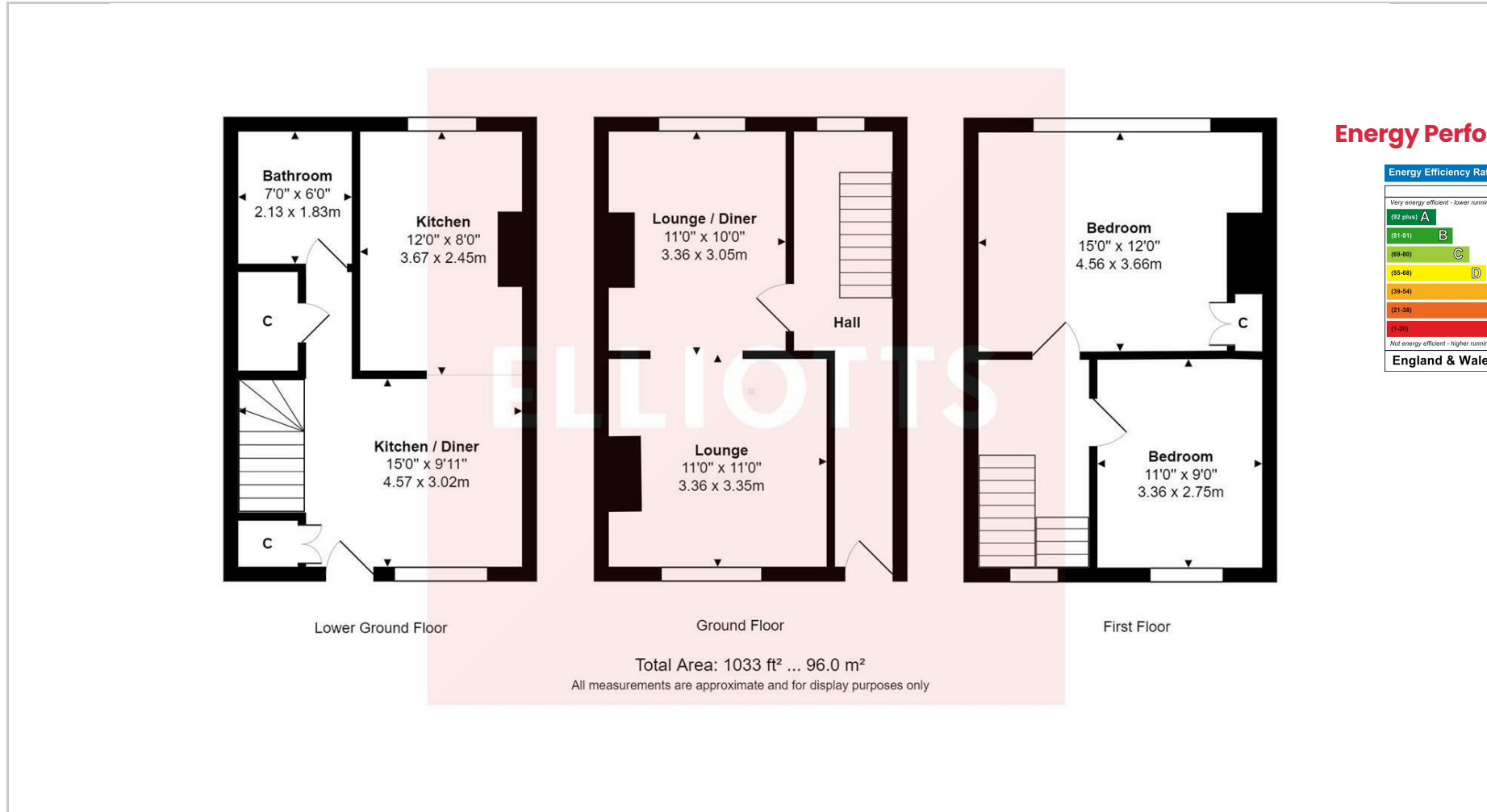
This home certainly has a welcoming feel, and a charm. The property offers space and light for all your needs. Ideally situated in the heart of Hanover, within a catchment area for outstanding schools, friendly community area and a short distance to Brighton City Centre. Located ideally for commuters.

Hanover is known for its organic shops and bistro pubs and its easy access to both the Level and Queen's Park, which both hold events during the arts festivals, and are full of locals enjoying the green spaces, playground and cafes. Within a reasonable walking distance of good schools including St Luke's and Brighton College, it is ideal for professionals as Kemptown, bordered by beaches, is on the doorstep which hosts Amex and the hospitals, and has a relaxed café culture as well as useful amenities. The famous Lanes, international business district and cosmopolitan Marina are all swift to reach.





## Floorplan



## 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.

2 Church Road, Hove, East Sussex, BN3 2FL

Tel: 01273 773399 Email: mail@elliottsestateagents.co.uk Website: www.elliottsestateagents.co.uk