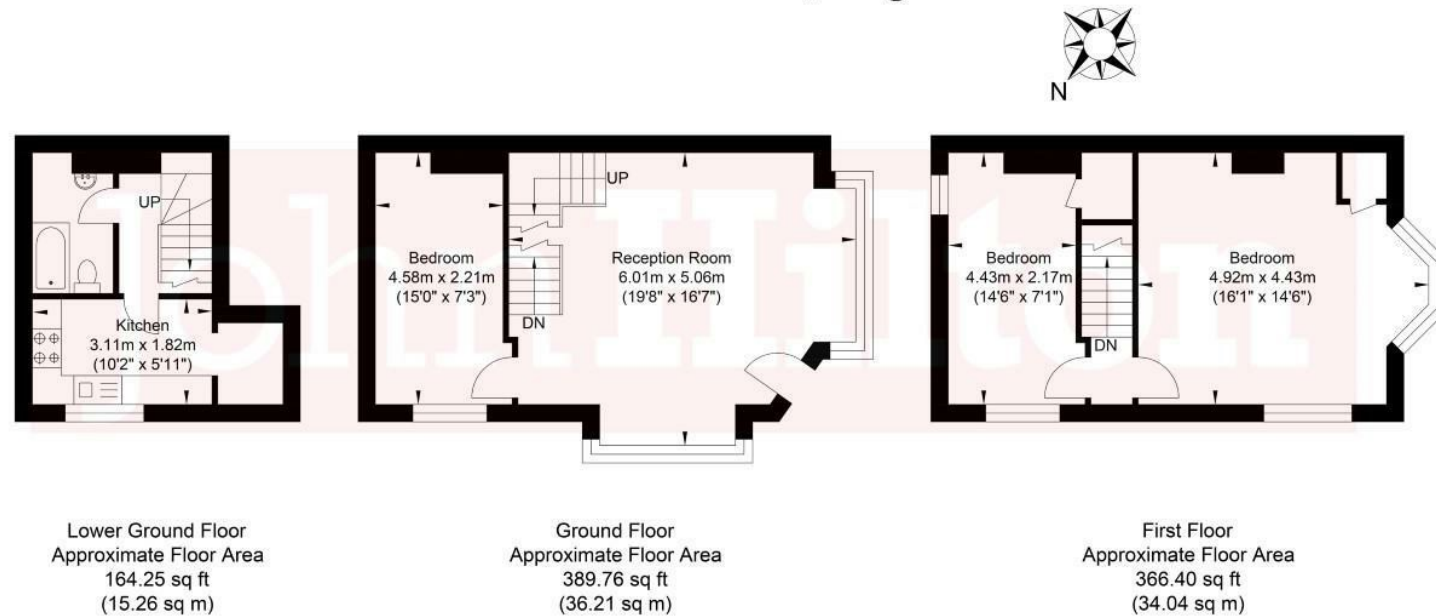


## Southover Street, Brighton



Approximate Gross Internal Area = 85.51 sq m / 920.42 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.  
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Total Area Approx 914.93 sq ft

44 Southover Street, Brighton, BN2 9UF

To view, contact John Hilton:  
127 Lewes Road, Brighton, BN2 3LG  
01273 608151 or [sales@johnhiltons.co.uk](mailto:sales@johnhiltons.co.uk)

**£400,000 Freehold**





## 44 Southover Street, Brighton, BN2 9UF

A generously sized 3 bed corner house situated in the heart of the vibrant community of Hanover. Very well presented and spacious accommodation which oozes personality and character. Arranged over 3 floors with 3 double sized bedrooms and is currently generating good income from holiday let rentals. Potential for an additional bathroom or en-suite to the first floor master bedroom. Bright and airy accommodation with lots of natural light, would make an ideal choice for those looking for somewhere with individuality and style. Popular location close to local cafés, deli's and pubs and within easy walking distance of Brighton Station. No onward chain.

### Living Room

6.00m x 4.97m (19'8" x 16'3")

Dual aspect with 2 large square bay windows with window seats. Stairs to upper and lower levels.

### Bedroom

4.36m x 2.17m (14'3" x 7'1")

Side window

### LOWER GROUND FLOOR

#### Hallway

Under stairs storage.

#### Kitchen

4.50m x 1.83m (14'9" x 6'0")

Range of modern units at eye and base level, fitted electric oven, ceramic hob, extractor hood over, spaces for appliances, tiled floor.

#### Bathroom

White suite consists of bath with shower mixer tap, shower screen, tiled splashbacks. Low level WC, wash hand basin, tiled floors, heated towel rail.

### FIRST FLOOR

Landing.

#### Bedroom

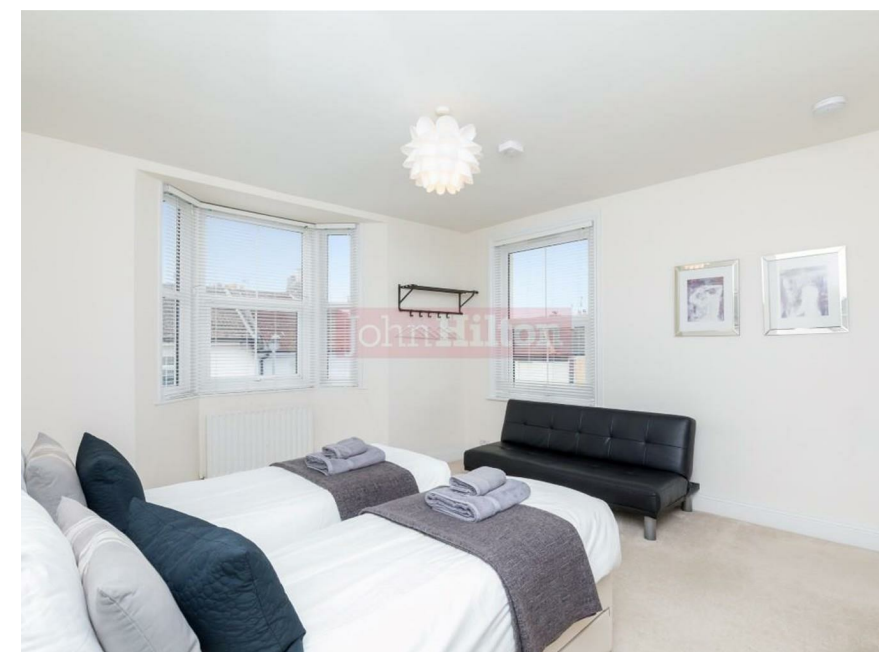
4.86m x 4.38m (15'11" x 14'4")

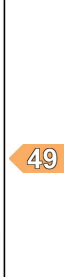





Dual aspect with bay window, side window, built-in cupboard housing combi boiler.

#### Bedroom

4.43m x 2.30m (14'6" x 7'6")

Side window, access to loft space, built-in cupboard.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		
England & Wales		

- Delightful Corner House
- Heart Of Hanover
- Trendy And Quirky Accommodation
- Stylishly Presented
- Arranged Over 3 Levels
- Lots Of Natural Light
- Generously Proportioned Rooms
- Operating As A Holiday Let
- Popular Location
- No Onward Chain