



Elmore Road, Brighton, BN2 9QS
£475,000 - £500,000 Guide



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SELLING HOMES
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SINCE 2002

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A beautifully presented two-bedroom house positioned in a prime Hanover location, offering well-balanced accommodation throughout, along with both front and rear gardens. The property has been thoughtfully and extensively improved, and redecorated to an extremely high standard by the current owners. We cannot stress enough that early and internal viewing is essential.





Further Information

The ground floor comprises an entrance hall leading through to a bright and inviting lounge, enjoying great views across the surrounding area, with restored stripped wooden floorboards and bespoke built-in shelving. To the rear, there is a modern kitchen/diner, enhanced with updated tiling and refinished units, with direct access out to the garden, along with useful under-stairs storage.

Upstairs, there is a beautifully finished bathroom, recently replaced to include underfloor heating, and two bedrooms, both featuring stripped wooden flooring. The principal bedroom further benefits from a feature fireplace and elevated views.

The property also benefits from double glazing, new windows and shutters, gas central heating, and a loft space offering clear potential to convert into an additional bedroom, subject to the necessary consents.

To the rear, the garden has been completely re-landscaped and is arranged over split levels, with a newly installed decking area and a garden shed, along with gated side access to the front - a rare and particularly practical feature for this part of Hanover. The exterior of the property has also been recently rendered and redecorated, completing the overall finish.

Elmore Road sits in the heart of Hanover, a well-established and characterful part of Brighton known for its strong community feel and colourful terraced streets. There's a great mix of independent cafés, pubs and local shops nearby, while both the city centre and seafront are easily accessible. Queen's Park is just up the road, and Brighton Station provides convenient links for commuters.

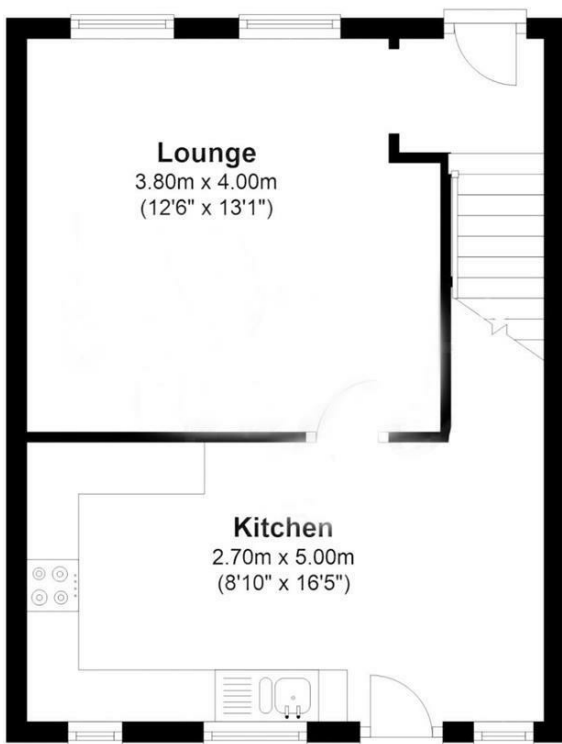


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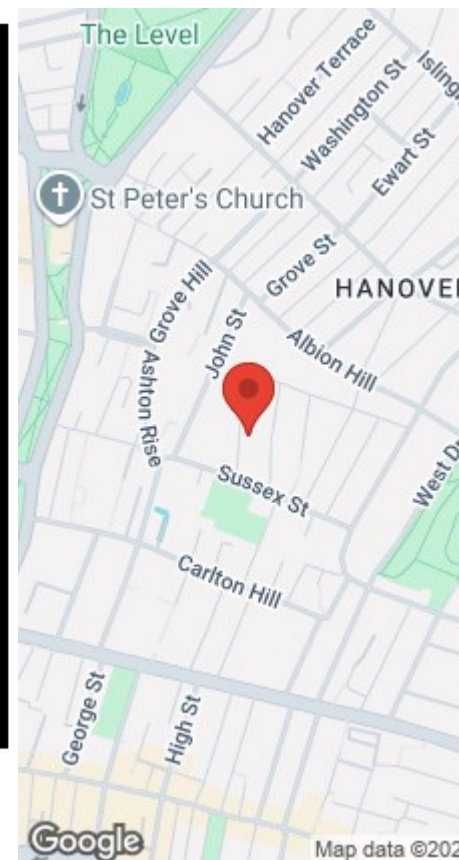
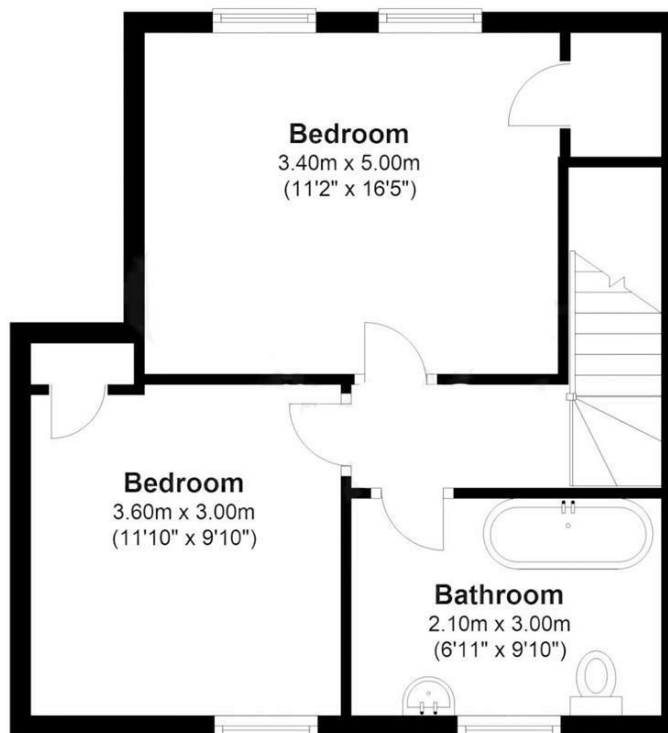
Ground Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



Total area: approx. 70.4 sq. metres (758.3 sq. feet)

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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	



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