



Albion Hill, BN2

£439,950

## INTRODUCING

# Albion Hill, BN2

2 Bedrooms | 1 Bathroom | 1 Reception Room | 782 Sq Ft |  
Sunny rear Garden

Nestled in the heart of Brighton's highly desirable Hanover neighbourhood, this charming two-bedroom house offers an exceptional opportunity for buyers seeking a blend of urban convenience and peaceful living. This property is an ideal choice for first-time buyers, small families, or those looking for a well-located investment.

Upon entering, you are greeted by a well-presented interior that immediately feels welcoming. The ground floor features a comfortable reception room, providing a versatile space for relaxation and entertaining. The layout flows seamlessly, creating an inviting atmosphere throughout. The property benefits from a bright and airy feel, enhanced by its thoughtful presentation.

One of the standout features of this delightful home is its sunny rear garden. This private outdoor space offers a perfect retreat for al fresco dining, gardening, or simply enjoying the Brighton sunshine. It provides a valuable extension to the living area, ideal for both quiet moments and social gatherings.

The first floor accommodates two well-proportioned double bedrooms, each offering ample space for furniture and personal touches. These rooms are designed to provide comfortable and restful sanctuaries. The property also includes a well-appointed bathroom, complete with a bath, catering to all daily needs.

Location is paramount, and this house truly excels in that regard. Situated in Hanover, residents benefit from a vibrant community atmosphere, characterised by its colourful streets, independent shops, and popular pubs. The property's prime position means you are just a two-minute walk from the expansive and beautiful Queens Park, offering green spaces, a pond, and recreational facilities, perfect for leisurely strolls or outdoor activities.

Brighton city centre, with its extensive array of shops, restaurants, cultural attractions, and excellent transport links, is also within easy reach. Commuters will appreciate the convenient access to Brighton railway station, providing direct services to London and beyond. The proximity to local amenities, schools, and public transport makes this an incredibly practical and appealing place to call home.

This well-maintained property combines comfortable living spaces with an enviable location, making it a highly attractive proposition in the current market. Early viewing is strongly recommended to fully appreciate all that this delightful Hanover home has to offer.





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## Education

Primary: St Luke's Primary, Elm Grove Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

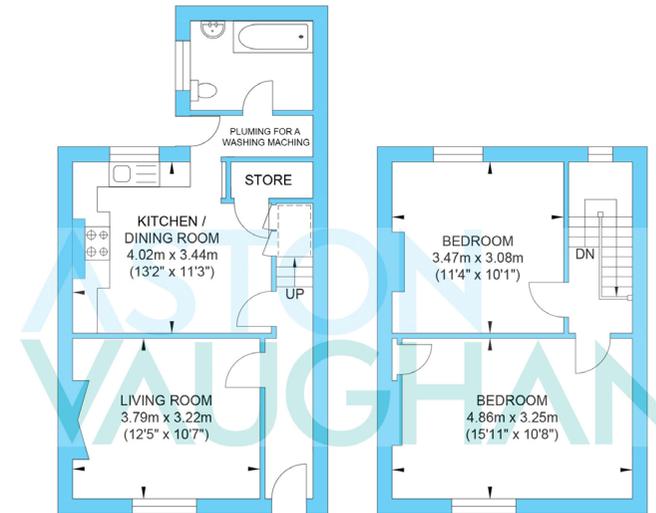
Private: Brighton College, Roedean

## Location guide:

Hanover and Queens Park are among the most popular locations for families and professionals to live when moving to the city. They tick so many boxes with their welcoming community energy, colourful terraced houses; foodie pubs; incredible hilltop views and their close proximity to excellent schools, Brighton Station and the city centre.

The relaxed culture of Kemp Town Village is just moments around the corner from this generous home. Here you'll find delicatessens, restaurants and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.

## Albion Hill



Ground Floor  
Approximate Floor Area  
429.15 sq ft  
(39.87 sq m)

First Floor  
Approximate Floor Area  
353.59 sq ft  
(32.85 sq m)

Approximate Gross Internal Area = 72.72 sq m / 782.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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