

## Southover Street, Brighton, BN2 9UD

Approximate Gross Internal Area = 106.6sq m / 1147 sq ft

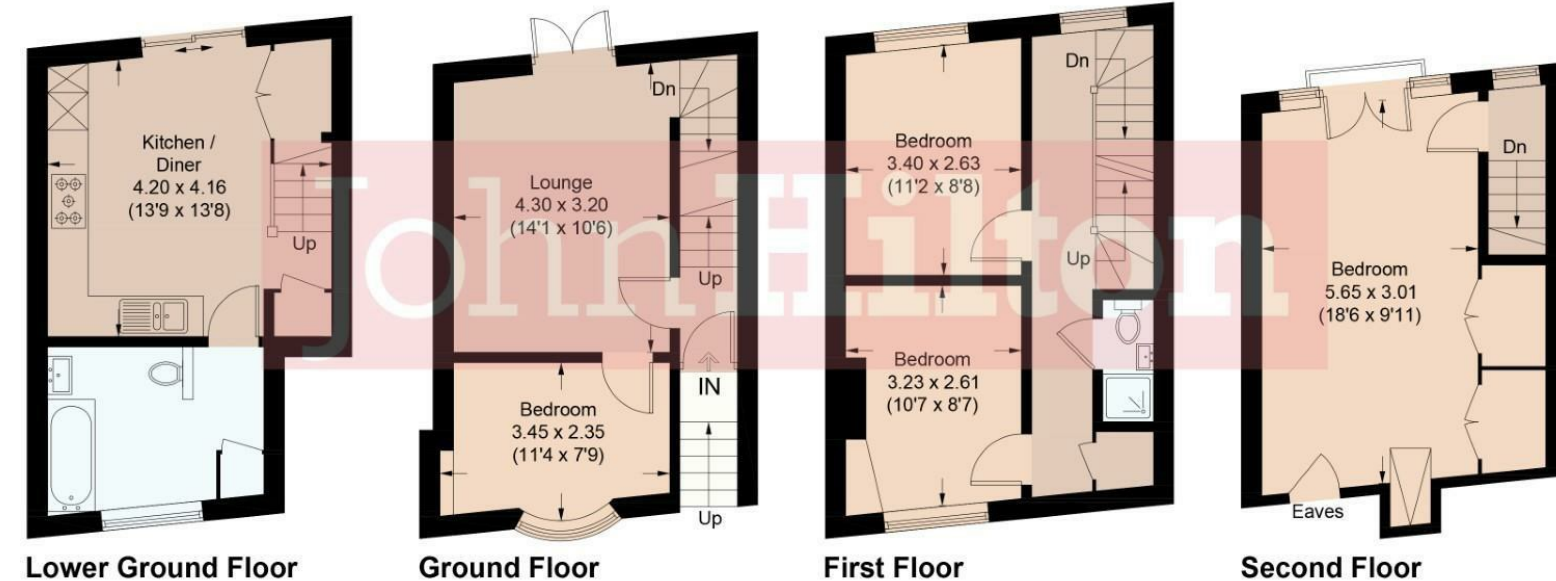


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 1147.00 sq ft

96 Southover Street, Brighton, BN2 9UD

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**Guide Price £500,000-£525,000**  
**Freehold**



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## 96 Southover Street Brighton, BN2 9UD

### Approach

Tiled steps ascend to covered entrance with timber panelled front door.

### Entrance Hall

Stairs ascend to first floor, area for storing coats and shoes.

### Lounge

4.30m x 3.20m (14'1" x 10'5")

Double glazed French doors which open onto rear courtyard, fitted with adjustable plantation shutters. Wall-mounted column-style radiator, painted exposed timber floorboards, and stairs descend to lower ground floor.

### Bedroom

3.45m x 2.35m (11'3" x 7'8")

Double glazed bay window to front with deep window sill, fitted with adjustable plantation shutters, column-style radiator under, floating shelves in alcove, and painted exposed timber floorboards.

### FIRST FLOOR LANDING

Double glazed window overlooking rear courtyard, built-in cupboard housing combination boiler with shelf, and stairs ascend to second floor landing.

### Shower Room

Fully metro-filed shower enclosure with thermostat shower and hand-held shower attachment on riser, wall-mounted wash basin with mixer tap and tiled splashback, low-level WC.

### Bedroom

3.23m x 2.61m (10'7" x 8'6")

Double glazed window to front offering glimpses of the South Downs, fitted with adjustable plantation shutters, radiator under, floating bookshelves into alcove and desk shelf.

### Bedroom

3.40m x 2.63m (11'1" x 8'7")

Double glazed window to rear offering elevated outlook over neighbouring gardens, radiator under.

### SECOND FLOOR LANDING

Double glazed window to rear.

### Bedroom

5.65m x 3.01m (18'6" x 9'10")

Double glazed French doors with twin windows to either side opening onto wrought iron Juliette balcony offering elevated townscape views towards the Brighton i360. Velux window to front offering elevated distant view towards Wild Park and South Downs fitted with black out blind, low-level eaves storage, built-in double wardrobe, radiator.

### LOWER GROUND FLOOR

#### Kitchen/Diner

4.20m x 4.16m (13'9" x 13'7")

Fitted kitchen comprising wall and base units, wood block work surfaces extend to include stainless steel sink with mixer tap, glass splashback, five-ring gas hob with extractor fan over and electric oven under, space and plumbing for tall standing fridge-freezer, washing machine and dishwasher, built-in larder cupboard with shelving, vinyl tiled floor, stairs ascend to first floor with storage under, wall mounted column style radiator, double glazed sliding patio door onto further patio with mosaic-tiled floor.

### Family Bathroom

Obscure double glazed window to front with adjustable plantation shutter. Three-piece white bathroom suite comprising panel-enclosed double-ended bath with tiled surround, central wall-mounted taps and hand-held shower attachment on riser, wash hand basin with mixer tap, storage under and wall-mounted mirror over, and low-level WC. Heated towel rail alongside column-style radiator and built-in storage cupboard.

### Rear Courtyard

Timber decked terrace accessed via French doors from lounge, stepping down to South-facing courtyard garden laid to slate paving, feature flint wall to side.



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\*\*\* GUIDE PRICE £500,000-£525,000 \*\*\*

John Hilton's are pleased to be able to offer this charming four-bedroom Victorian townhouse, situated in the forever fashionable Hanover district of Brighton amongst an excellent selection of local community gastro pubs, with ease of access to 'The Level' and Brighton's vibrant city centre. Accommodation is arranged over four spacious floors and is considered to be in good decorative order throughout. The raised ground floor offers a lounge to the rear which connects to the entirely enclosed South-facing rear garden alongside a bedroom or home office to the front. To the lower ground floor there is the family bathroom and kitchen/breakfast room which connects to a further enclosed patio. There are two bedrooms and a shower room to the first floor and the master bedroom occupies the entire second floor with Juliet balcony, built-in storage and wonderful far-reaching views.

- Hanover District
- Victorian Terrace
- Four Bedrooms
- Four Storeys
- South-Facing Garden
- South-Facing Patio
- Refitted Boiler
- Far-Reaching Views
- Family Bathroom & Separate Shower Room
- Easy Access to Brighton City Centre

Council Tax  
Band: **C**

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>67</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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