



Total Area Approx 1112.00 sq ft

44 Hartington Road, Brighton, BN2 3LS

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

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*** GUIDE PRICE £500,000-£525,000 ***

John Hiltons are pleased to be able to offer as sole agent and with NO ONWARD CHAIN this substantial Edwardian terraced house which is favourably positioned to the middle of this sought-after and tree-lined road. Currently let as a five bedroom student HMO at £2,800 pcm until 31st August 2024 with no renewal, this property is available for both HMO investors and family buyers. Internally, versatile accommodation is currently arranged over ground and first floors with further potential to convert the loft space (subject to necessary consents). To the ground floor, a stud partition wall divides the lounge and dining room which could easily be removed to revert to a large dual aspect space, and the kitchen at the rear connects to a breakfast room and opens onto a south-facing courtyard garden. To the first floor there are three double bedrooms and a shower room. Hartington Road is within the catchment of nearby sought-after Elm Grove Primary school, as well as all the amenities on Lewes Road and with easy access to Brighton's vibrant city centre.

Approach

Front garden with low wall and pathway leading to covered entrance with obscured glazed timber-framed door opening into:

Entrance Lobby

High-level cupboards housing electric consumer unit and fuse box and further glazed door with window over opening into:

Entrance Hall

Stairs ascend to first floor landing with storage cupboard under. Radiator, high-level cupboard housing gas meter and stairs descend to:

Breakfast Room

3.36m x 2.99m (11'0" x 9'9")

Double glazed window to side with radiator under. Wood-effect vinyl flooring.

Kitchen

2.44m x 2.98m (8'0" x 9'9")

Double glazed windows to rear and side. Fitted kitchen comprising matching wall and base units with roll-edged work surfaces which extend to include a four-ring ceramic hob with electric oven under. Single bowl stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine and tall standing fridge freezer, wall-mounted 'Alpha' combination boiler, vinyl floor and double glazed door opening onto rear courtyard.

Lounge/Bedroom

4.05m x 3.55m (13'3" x 11'7")

Twin double glazed windows to front with fitted roller blinds. Radiator, feature fireplace with timber mantel and brick hearth.

Dining Room/Bedroom

3.33m x 2.84m (10'11" x 9'3")

Double glazed window to rear with fitted roller blind, timber panelling to dado, radiator.

Mid Landing

Stairs ascend to first floor landing, built-in cupboard offering hanging space and door into:

Cloakroom

Obscured double glazed window to side. Low-level toilet and wall-mounted wash hand basin with tiled splashback. Vinyl flooring.

Shower Room

Obscured double glazed window to side with fitted roller blind. Shower enclosure with electric shower, part-tiled surround, pedestal wash hand basin and vinyl flooring.

First Floor Landing

Hatch offering access to loft space. High-level single glazed timber framed window into stairwell.

Bedroom

3.15m x 2.98m (10'4" x 9'9")

Double glazed window to rear. Radiator, built-in drawers, cupboard and further high-level cupboard with shelving.

Bedroom

3.31m x 2.89m (10'10" x 9'5")

Double glazed window to rear with fitted roller blind. Radiator and built-in wardrobe with cupboard over.

Bedroom

3.95m x 4.60m (12'11" x 15'1")

Twin double glazed windows to front with fitted roller blinds. Radiator and built-in drawers and wardrobe.

South-Facing Rear Courtyard

Laid to slab paving with concrete block retained planters.

- NO ONWARD CHAIN
- Terraced Edwardian House
- Hartington Road
- Catchment for Elm Grove Primary School
- Versatile Accommodation
- Three to Five Bedrooms / One to Three Receptions
- Let as a Five Bed HMO Until August 2024
- Suited to HMO Investors & Family Buyers
- South-Facing Courtyard Garden
- Convenient for Amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **D**