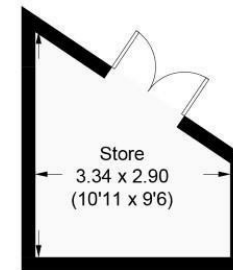


Hartington Road, Brighton, BN2 3PB

Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft
Store = 6.9 sq m / 74 sq ft
Total = 126.0 sq m / 1356 sq ft



(Not Shown In Actual Location / Orientation)

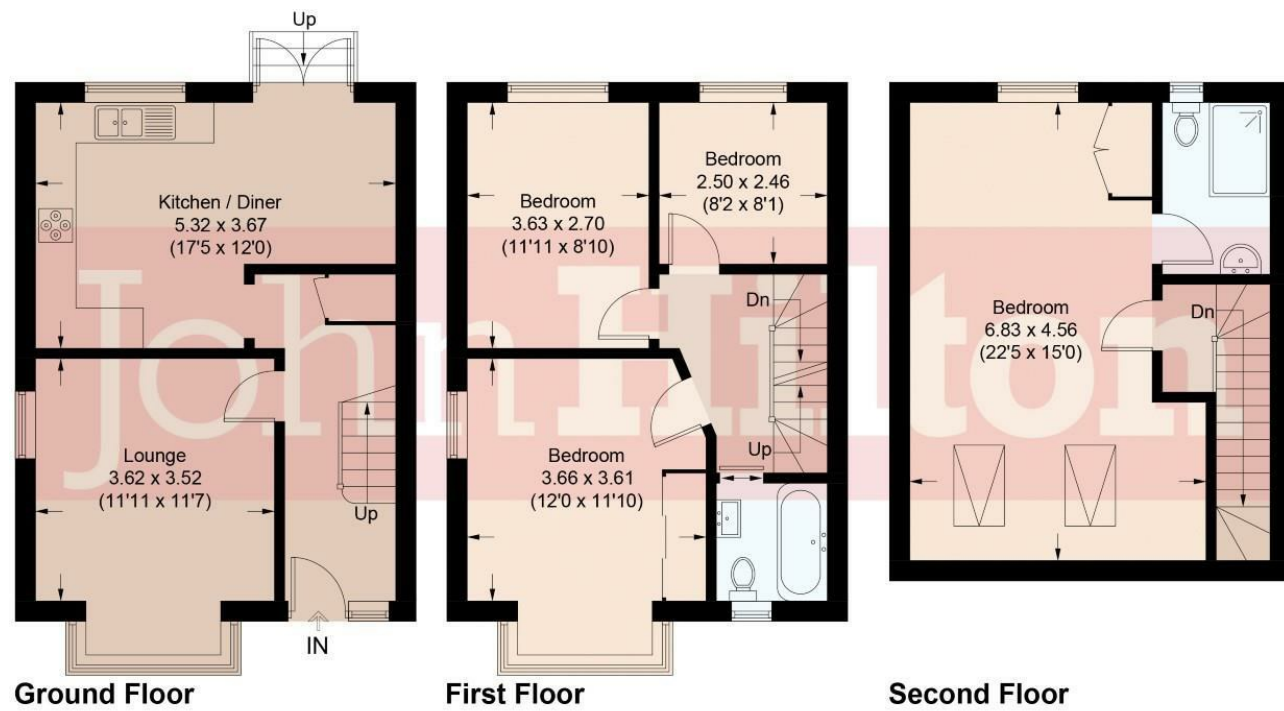


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Total Area Approx 1356.00 sq ft

104 Hartington Road, Brighton, BN2 3PB

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Price Range £650,000-£675,000
Freehold



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104 Hartington Road Brighton, BN2 3PB

Approach

Front garden laid to slate shingle with tall hedgerow to front and flower borders with mature shrubs. Side path offers access to substantial timber-built outbuilding/store, leading through a secure timber gate into rear garden. Covered entrance with obscure double glazed front door with window to side opening into:

Entrance Hall

Exposed painted stairs ascend to first floor landing with timber balustrade and Oak handrail, storage space under with peg board, built-in cupboard offering space for a tumble dryer with shelving over. Inset downlights, radiator, coved ceiling and painted timber floorboards extend through to:

Lounge

3.62m x 3.52m (11'10" x 11'6")
Dual aspect with refitted double glazed aluminium box bay window to front with radiator under and further refitted double glazed window to side. Coved ceiling, painted timber floorboards and freestanding wood burning stove set on glass hearth.

Kitchen/Dining Room

5.32m x 3.67m (17'5" x 12'0")
Double glazed window to rear overlooking rear garden and double glazed French doors opening onto rear garden. Modern fitted kitchen with soft closing fronts offering a range of matching wall and base units. Wall-mounted cupboard housing combi boiler, space and plumbing for washing machine, dishwasher and American-style fridge/freezer. Roll-edged work surfaces extend to include a four-ring gas hob with electric oven under and chimney style extractor over, alongside a stainless steel sink with drainer and mixer tap. Coved ceiling with inset downlights and Oak engineered flooring.

First Floor Landing

Stairs ascend to second floor landing. Coved ceiling with inset downlights, painted timber floorboards and sliding pocket door into:

Bathroom

Obscure double glazed window to front. Refitted white bathroom suite comprising contemporary double-ended bath with mixer tap and retractable hand-held shower attachment, part-metro tile surround, wall-mounted copper-style heated towel rail, low-level WC, storage cupboard with inset wash hand basin, vinyl floor and wall-mounted light.

Bedroom

3.66m x 3.61m (12'0" x 11'10")
Dual aspect with refitted double glazed Aluminium framed box bay window to front with radiator under alongside further double glazed window to side with fitted venetian blind. Built-in wardrobes with hanging and shelving, painted timber floorboards and coved ceiling.

Bedroom

3.63m x 2.70m (11'10" x 8'10")
Double glazed window to rear with fitted venetian blind overlooking rear garden with radiator under, painted timber floorboards and coved ceiling.

Bedroom

2.50m x 2.46m (8'2" x 8'0")
Double glazed window to rear with fitted venetian blind overlooking rear garden with radiator under, painted timber floorboards and coved ceiling.

Second Floor Landing

Stairs descend to first floor landing. Inset downlights and timber panelled door opening into:

Bedroom

6.83m x 4.56m (22'4" x 14'11")
Twin double glazed Velux skylights to front with retractable black-out blinds, and double glazed window to rear with fitted venetian blinds overlooking rear garden. Built-in double wardrobe offering hanging and shelving, inset downlights and timber panelled door through to:

En-Suite

Obscure double glazed window to rear. Large fully tiled walk-in shower enclosure with glass shower screen and rainfall shower head, pedestal wash hand basin with mixer tap and low-level WC. High-level shelf with hanging rail, heated towel rail and inset downlights.

Rear Garden

South-Westerly enclosed garden offering a patio area, an area laid to lawn with flower borders and further raised terrace with canopied sail shade. Gate offering access to front, outside water tap and security lights.



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*** PRICE RANGE £650,000-£675,000 ***
John Hilton's are pleased to offer as sole selling agent this stylish four double bedroom end of terrace family home which occupies a comfortable corner plot with an allocated parking space and well proportioned accommodation arranged over three floors. Internally, light and airy accommodation is considered to be in excellent decorative order throughout, offering a generous entrance with large built-in utility cupboard, dual aspect lounge with freestanding wood burner and large kitchen/dining room to the rear which connects to the rear garden. To the first floor there are three double bedrooms - one of which our vendor uses as his home office - alongside a well-fitted family bathroom with contemporary fittings. An impressive master bedroom occupies the entire second floor with a built-in wardrobe and en-suite shower room. Front and side windows have been updated with modern Aluminium double glazed windows in anthracite grey and there is a large timber-built outbuilding to the side which offers a multitude of uses. The rear South-Westerly garden is fully enclosed making it pet and child friendly and offers a patio, lawn and terrace zones capturing the sun throughout the day. Tree-lined Hartington Road remains a popular location amongst young families in favour of the local sought-after primary schools and is ideally positioned for the hidden gem that is known locally as 'The Patch' alongside a host of local amenities and regular bus services on nearby Lewes Road.

- 1930s End of Terrace Family Home
- Off-Street Parking Space
- Four Double Bedrooms
- Loft Conversion with En-Suite Shower
- South-Westerly Rear Garden
- Substantial Timber Outbuilding
- Dual Aspect Lounge with Wood Burner
- Refitted Family Bathroom
- Kitchen/Dining Room
- Within Catchment for Elm Grove Primary School

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(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	

Council Tax
Band: D