

Approximate Gross Internal Area = 121.7 sq m / 1310 sq ft

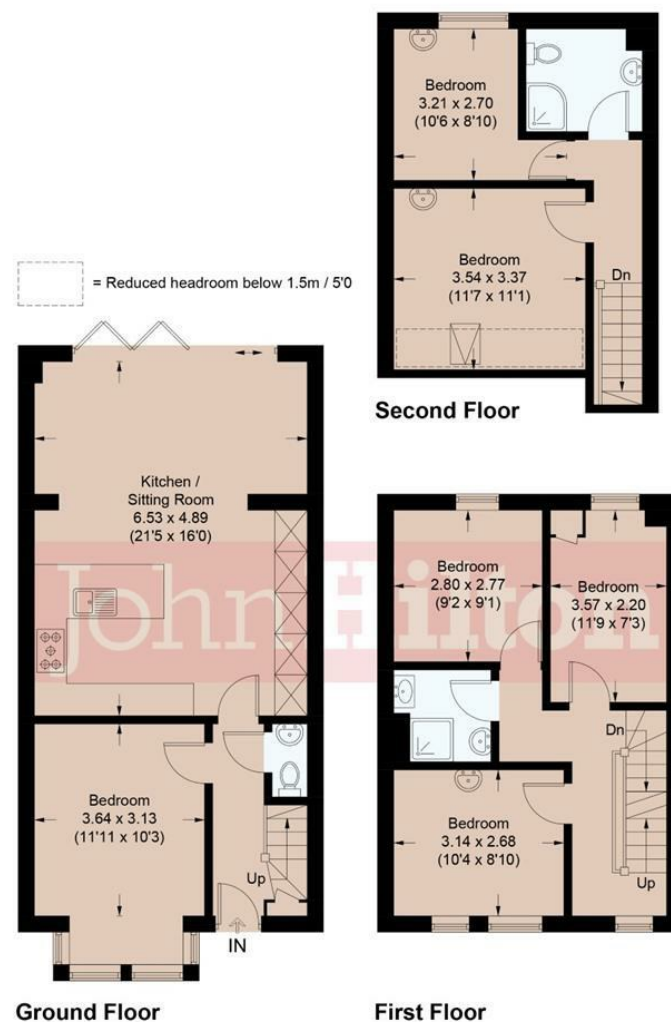


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



11 Hartington Place, Brighton, BN2 3LR

£625,000 Freehold

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11 Hartington Place Brighton BN2 3LR

An attractive and deceptively spacious family sized terraced house in a popular residential area, benefitting from loft conversion and full-width rear extension with bi-fold doors accessing the generously sized lawned rear garden. Currently arranged as a high-end six bedroom HMO which is let until 26/08/25 at £4,000 pcm or £48,000 per annum, it could also be suitable as and adapted to a four/five bedroom family home. Well-presented and flexible accommodation with two modern shower rooms plus a separate WC. Great location for families and student letting, within easy reach of the Lewes Road, both universities and highly regarded local schools. No onward chain.



Entrance Hall

Kitchen/Sitting Room

6.53m x 4.89m (21'5" x 16'0")

Bedroom

3.64m x 3.13m (11'11" x 10'3")

FIRST FLOOR:

Bedroom

3.14m x 2.68m (10'3" x 8'9")

Bedroom

2.80m x 2.77m (9'2" x 9'1")

Bedroom

3.57m x 2.20m (11'8" x 7'2")

Shower Room

SECOND FLOOR:

Bedroom

3.54m x 3.37m (11'7" x 11'0")

Bedroom

3.21m x 2.70m (10'6" x 8'10")

Shower Room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	83
(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

Council Tax Band: **D**

- Ideal Buy to Let or Family Home
- Let Until 26/08/25
- HMO Licence in Place
- Currently Producing £4,000 pcm or £48,000 pa
- Well-Presented Accommodation
- Full-Width Rear Extension Plus Loft Conversion
- Modern Open-Plan Living Space
- Bi-Fold Doors to Garden
- Two Shower Rooms Plus Separate WC
- Popular Residential Area