

## Hartington Place, Brighton, BN2 3LR

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

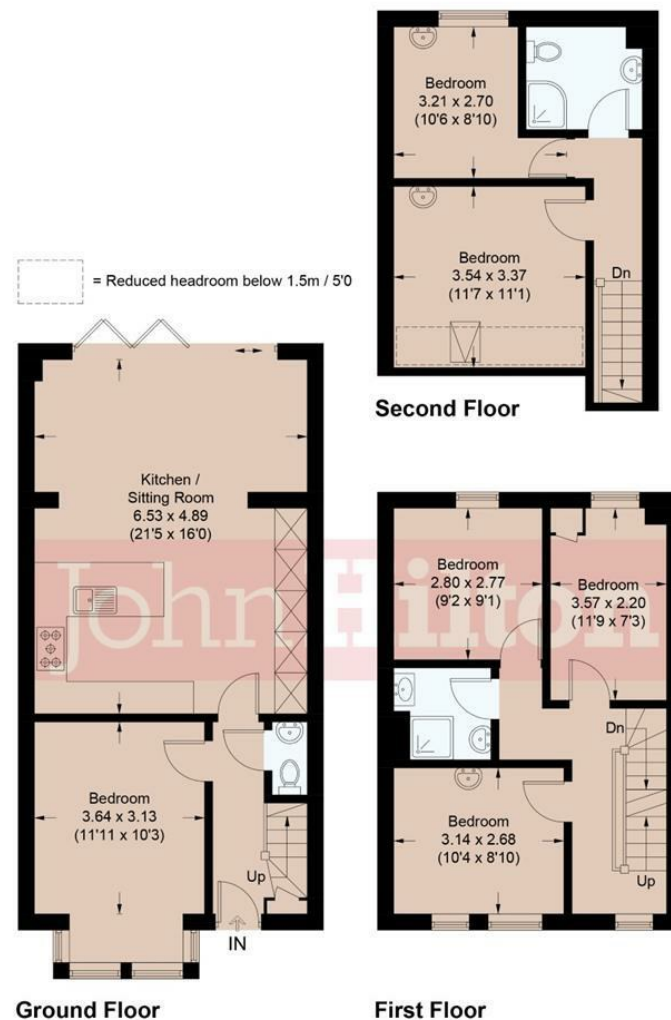


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



Total Area Approx 1310.00 sq ft

11 Hartington Place, Brighton, BN2 3LR

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**£600,000 Freehold**





# 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.



- 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

## 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                                 |                         |           |
| (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 |           |
|                                             |                         | 83        |
|                                             | 62                      |           |

Council Tax Band: **D**