

Hartfield Avenue, Brighton, BN1 8AD

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft

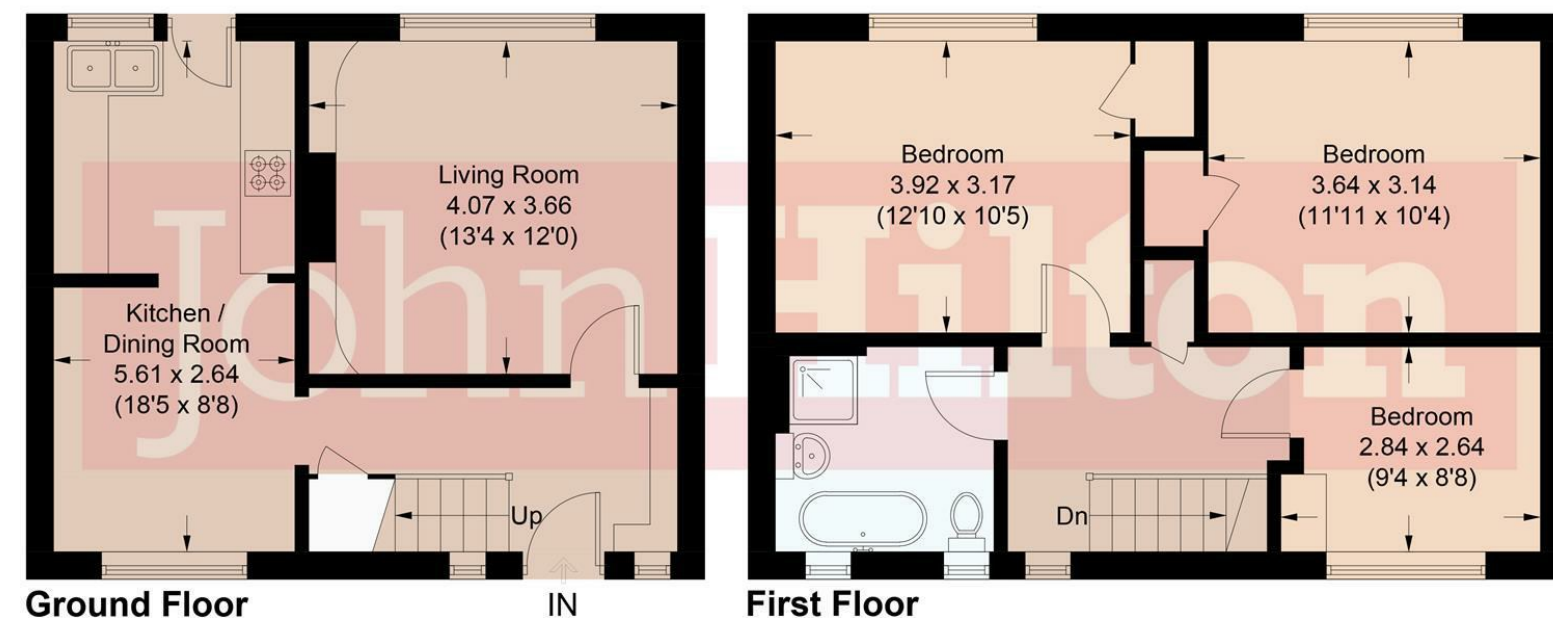


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

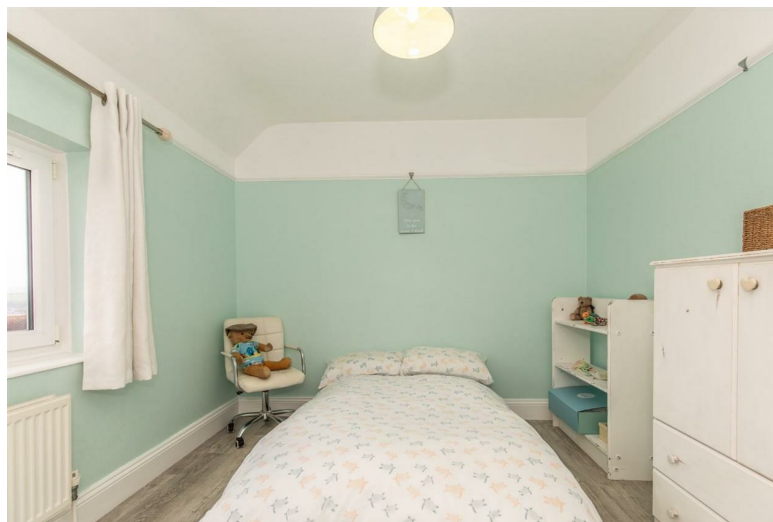


Total Area Approx 921.00 sq ft

61 Hartfield Avenue, Brighton, BN1 8AD

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

Guide Price £450,000-£475,000
Freehold



61 Hartfield Avenue Brighton, BN1 8AD

*** GUIDE PRICE £450,000-£475,000 ***

Situated in a popular residential area within the catchment area of highly regarded primary and secondary schools, a family sized three bedroom home with stunning views at the rear towards Patcham and the South Downs beyond. Immaculately presented interior which consists of a sociable open-plan kitchen/dining room and separate living room on the ground floor, with three well-proportioned bedrooms and stylish bathroom including shower enclosure upstairs. The rear garden has a pebbled sun terrace accessed directly from the kitchen and the main garden is mostly lawned with a patio area and large storage shed. Convenient location with frequent buses into the city centre, easy access to the A27 and A23 and supermarkets nearby including Marks & Spencer. No onward chain.

Approach

Footpath leading to main entrance, lawned section, small tree and shrubs, section infilled with slate chippings.

Entrance Hall

Vinyl flooring, built-in storage for shoes, understairs storage cupboard.

Living Room

4.07m x 3.66m (13'4" x 12'0")
Window to rear, recessed low-level storage cupboard, recessed fitted shelves, vinyl flooring.

Kitchen/Dining Room:

5.61m x 2.64m (18'4" x 8'7")

Kitchen Area

Country style fitted kitchen with units at eye and base level with solid beech worktops and metro tile splashbacks, double 'Butler' sink with mixer tap, spaces for appliances, fitted shelving, wall-mounted combi boiler, vinyl flooring and double glazed window and door to rear garden.

Dining Area

Window to front, eye-level units matching kitchen, vinyl flooring.

First Floor Landing

Window to front, recessed built-in linen cupboard, entrance to loft which is insulated and part boarded.

Bedroom

3.92m x 3.17m (12'10" x 10'4")
Window to rear with stunning panoramic views towards Patcham and the South Downs beyond, recessed built-in cupboard, picture rail and LVT flooring.

Bedroom

3.64m x 3.14m (11'11" x 10'3")
Window to rear with stunning panoramic views towards Patcham and the South Downs beyond, recessed built-in cupboard and picture rail.

Bedroom

2.84m x 2.64m (9'3" x 8'7")
Window to front, built-in storage space with hanging rail and shelving.


Bathroom

Two windows to front, tiled floor and mostly tiled walls. Freestanding claw-foot bath with Victorian-style shower mixer tap, shower enclosure with electric shower and hand-held shower attachment on riser, wash hand basin, low-level WC, heated towel rail.

Rear Garden

Raised sun terrace infilled with pebbles, steps descend to main garden, mostly lawned with flower borders. Patio area with paving and slate chipping, large timber shed and fenced boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	86
(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: **C**

- Popular Family Area
- Close to Good Local Schools
- Immaculately Presented
- Three Generously Sized Bedrooms
- Scope for Loft Conversion (Subject to Usual Consents)
- Lots of Built-In Storage
- Stunning Views at the Rear
- Good Sized Rear Garden
- Frequent Buses Close By into City Centre
- NO ONWARD CHAIN