

## Hartington Road, Brighton, BN2 3PA

Approximate Gross Internal Area = 164.8 sq m / 1774 sq ft (Including Cellar)

External Store / WC = 2.2 sq m / 24 sq ft

Total = 167.0 sq m / 1798 sq ft

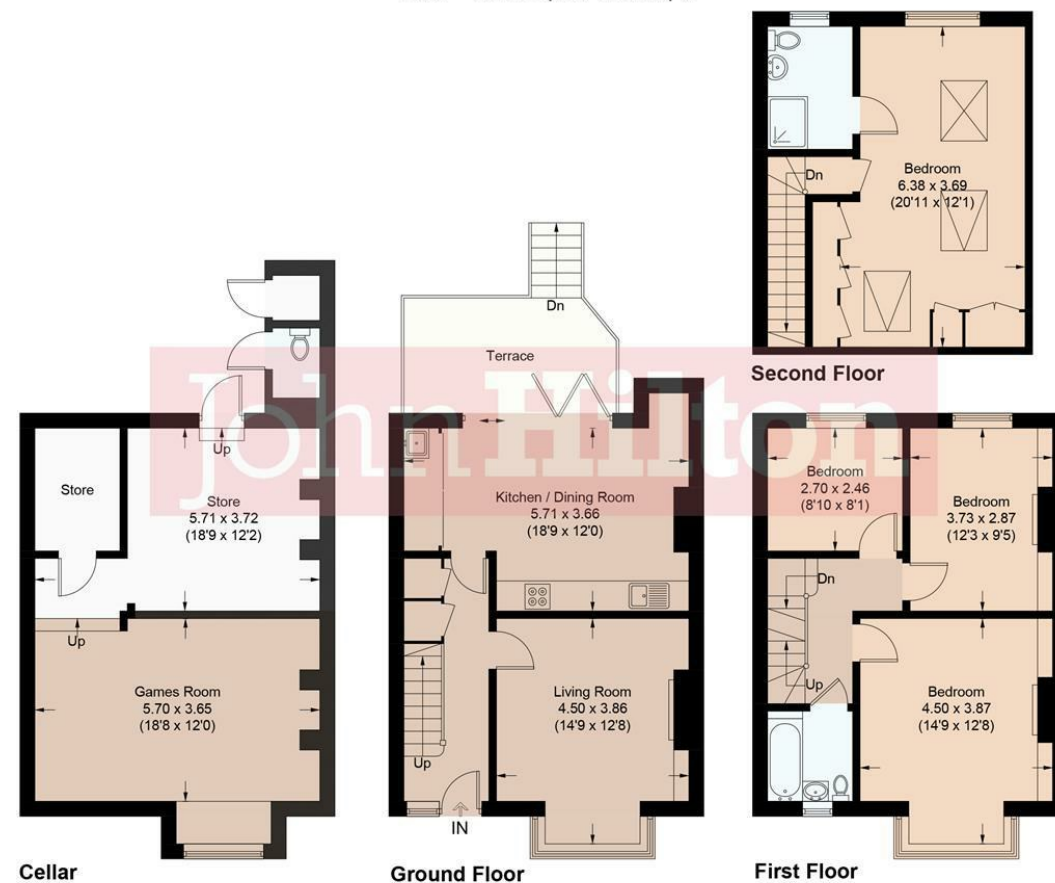


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 1774.00 sq ft

165 Hartington Road, Brighton, BN2 3PA

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**£725,000 Freehold**





# 165 Hartington Road Brighton, BN2 3PA

## Approach

Off-road parking for two vehicles, timber store offering motorcycle and bicycle storage, small lawned area, flower borders housing mature plants and roses, covered entrance with light, obscure double glazed door with window to side.

## Entrance Hall

Stairs ascend to first floor landing with storage cupboards under housing electric consumer unit and gas meter, further built-in storage with slatted shelving, radiator, dado rail with feature panelling under, exposed timber floorboards.

## Living Room

4.50m x 3.86m (14'9" x 12'7")

Double glazed box bay window to front overlooking front garden with radiator under, feature open working fireplace with tiled surround and hearth, exposed timber floorboards, built-in drawer unit to alcove with wall-mounted shelving over.

## Kitchen/Dining Room

5.71m x 3.66m (18'8" x 12'0")

Double glazed bi-fold doors open onto raised decked area and rear garden beyond. Modern fitted kitchen in dark grey high gloss with soft-closing fronts to include integrated dishwasher and deep pan drawers, electric oven with four-ring ceramic induction hob, roll-edged work surfaces with integrated single bowl sink and drainer with mixer tap, space and plumbing for large freestanding fridge-freezer, wall-mounted column radiator, built-in cupboard recess with single glazed window to side, pebble-effect vinyl flooring. Sliding doors lead to utility area with butler style sink with mixer tap, space and plumbing for washing machine and further shelving.

## First Floor Landing

Stairs ascend to second floor.

## Bedroom

2.70m x 2.46m (8'10" x 8'0")

Double glazed window to rear garden with radiator under, wall-to-wall hanging space, high-level shelving. Currently used as dressing room.

## Bedroom

3.73m x 2.87m (12'2" x 9'4")

Double glazed window to rear with radiator under, feature fireplace with tiled inset, built-in low-level and high-level storage cupboards with shelving plus wall-mounted shelving.

## Bedroom

4.50m x 3.87m (14'9" x 12'8")

Double glazed box bay window to front with radiator under, built-in book shelving into alcove. Currently used as home office space.

## Bathroom

Obscure double glazed window to front with fitted Venetian blind, three-piece white bathroom suite comprising panel-enclosed bath with mixer tap and hand-held shower attachment on riser, small wash hand basin set into cupboard unit with mixer tap, low-level WC, radiator, fully metro tiled surround, wood laminate floor.

## Second Floor Landing

High-level cupboard into stairwell.

## Bedroom

6.38m x 3.69m (20'11" x 12'1")

Double glazed Velux windows to front, double glazed window to rear offering elevated outlook over rear garden, further skylight to ceiling, built-in low-level storage cupboard with drawers and built-in wardrobe space.

## En-Suite Shower

Double glazed window to rear offering elevated outlook over rear garden, wash hand basin set on bespoke timber stand with mixer tap, shower enclosure with thermostat shower and hand-held shower attachment on riser, oversized metro tile surround, tiled floor.

## Rear Garden

Timber fence enclosed both sides with feature flint wall to rear. Raised timber decked terrace from kitchen/diner with steps leading down to shingled area, onto a gently sloping lawn up to further raised decked terrace which enjoys the sun into the evening. Mature olive and fruit trees and outside stores.

## Store

5.71m x 3.72m (18'8" x 12'2")

Storage area with radiator and light, with step down to:

## Games Room

5.70m x 3.65m (18'8" x 11'11")

Lowered floor, exposed brickwork, double glazed window to lightwell to front of property with seating area, radiator.

- NO ONWARD CHAIN
- 1920s Period Property
- Quiet Location
- Four Bedrooms
- Master with En-Suite Shower Room
- Driveway for Two & Motorcycle Store
- Three Floors Plus Cellar Rooms
- Large Rear Garden
- Kitchen/Diner with Bi-Fold Doors
- Within Catchment of Sought-After Schools

Council Tax Band: D

Energy Efficiency Rating		
Total energy efficient - lower running costs		Current Potential
(82-91) A		
(71-81) B		
(59-69) C		
(48-58) D		
(37-47) E		
(26-36) F		
(15-25) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

JohnHilton