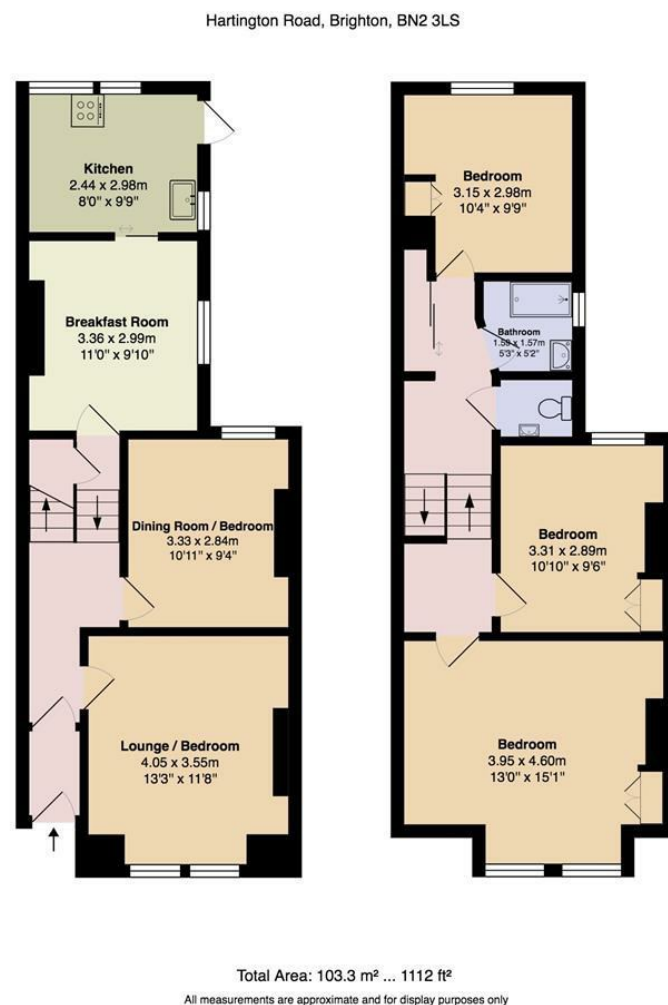


JohnHilton

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Est 1972



Total Area Approx 1112.00 sq ft

44 Hartington Road, Brighton, BN2 3LS

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01273 608151 or sales@johnhiltons.co.uk

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44 Hartington Road Brighton, BN2 3LS

John Hilton's are pleased to be able to offer as sole agent this substantial Edwardian terraced house which is favourably positioned to the middle of this sought-after and tree-lined road. Currently let as a five bedroom student HMO at £3,034pcm until September 2025, this property is available for HMO investors but ALSO buyers looking for a home to live in. Internally, accommodation is currently arranged over ground and first floors with further potential to convert the loft space (subject to necessary consents). To the ground floor, there are two reception rooms currently used as bedrooms plus an open-plan kitchen/living area which opens onto a south-facing courtyard garden. To the first floor there are three double bedrooms and a shower room with separate WC. Great location for young families, close to Hanover with easy access to the highly regarded local schools and the city centre.

Approach

Front garden with low wall and pathway leading to covered entrance with obscured glazed timber-framed door opening into:

Entrance Lobby

High-level cupboards housing electric consumer unit and fuse box and further glazed door with window over opening into:

Entrance Hall

Stairs ascend to first floor landing with storage cupboard under. Radiator, high-level cupboard housing gas meter and stairs descend to:

Breakfast Room

3.36m x 2.99m (11'0" x 9'9")
Double glazed window to side with radiator under. Wood-effect vinyl flooring.

Kitchen

2.44m x 2.98m (8'0" x 9'9")
Double glazed windows to rear and side. Fitted kitchen comprising matching wall and base units with roll-edged work surfaces which extend to include a four-ring ceramic hob with electric oven under. Single bowl stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine and tall standing fridge freezer, wall-mounted 'Alpha' combination boiler, vinyl floor and double glazed door opening onto rear courtyard.

Lounge

4.05m x 3.55m (13'3" x 11'7")
Currently in use as a bedroom. Twin double glazed windows to front with fitted roller blinds. Radiator, feature fireplace with timber mantel and brick hearth.

Dining Room

3.33m x 2.84m (10'11" x 9'3")
Currently in use as a bedroom. Double glazed window to rear with fitted roller blind, timber panelling to dado, radiator.

Mid Landing

Stairs ascend to first floor landing, built-in cupboard offering hanging space and door into:

Cloakroom

Obscured double glazed window to side. Low-level toilet and wall-mounted wash hand basin with tiled splashback. Vinyl flooring.

Shower Room

Obscured double glazed window to side with fitted roller blind. Shower enclosure with electric shower, part-tiled surround, pedestal wash hand basin and vinyl flooring.

First Floor Landing

Hatch offering access to loft space. High-level single glazed timber framed window into stairwell.

Bedroom

3.15m x 2.98m (10'4" x 9'9")
Double glazed window to rear. Radiator, built-in drawers, cupboard and further high-level cupboard with shelving.

Bedroom

3.31m x 2.89m (10'10" x 9'5")
Double glazed window to rear with fitted roller blind. Radiator and built-in wardrobe with cupboard over.

Bedroom

3.95m x 4.60m (12'11" x 15'1")
Twin double glazed windows to front with fitted roller blinds. Radiator and built-in drawers and wardrobe.

South-Facing Rear Courtyard

Laid to slab paving with concrete block retained planters.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | 63 |
| (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**

- Popular Residential Tree Lined Road
- Terraced Edwardian House
- Three Beds and Three Reception Rooms
- Close to Lewes Road and Hanover
- Ideal For Young Families
- Open-Plan Kitchen/Dining Area
- Let Until September 2025 as a 5 Bed HMO
- Bathroom Plus Seperate WC
- South-Facing Courtyard Garden
- Popular Location