

Hartington Road, Brighton, BN2 3LJ

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft

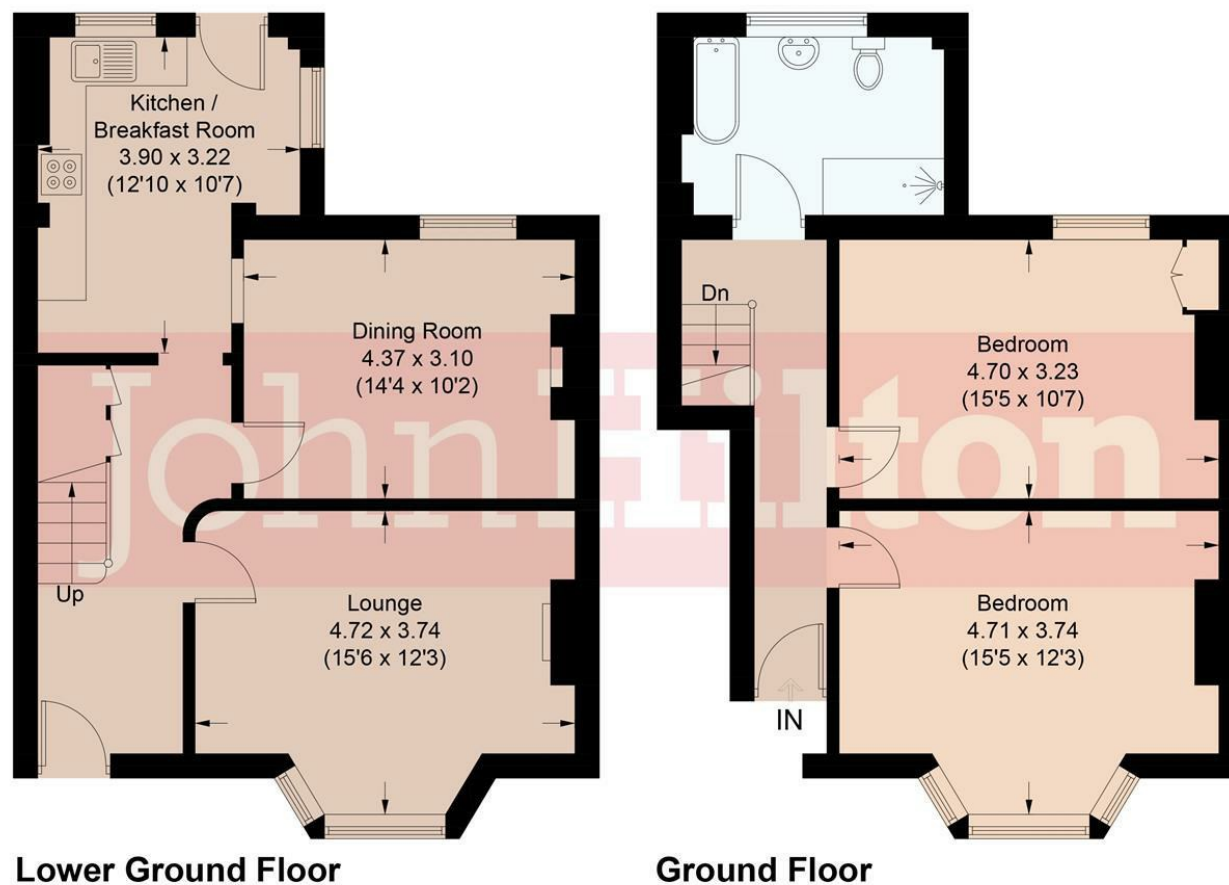


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1068.00 sq ft

19 Hartington Road, Brighton, BN2 3LJ

To view, contact John Hilton:
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£400,000
Leasehold



Ground & Lower Ground Floor 19 Harlington Road Brighton BN2 3LJ

John Hilton's are delighted to present this two/three double bedroom maisonette, occupying the ground and lower ground floors of this lovely Victorian period conversion. Situated at the lower end of Harlington Road with plenty of amenities, cafes and shops nearby, as well as a Sainsbury's and Aldi within a 5–10-minute walk and regular bus services to the seafront and the city centre.



The property benefits from two separate street entrances – raised ground floor and lower ground floor – the latter comprising a spacious entrance hall with exposed wooden floorboards, lounge with bay window to the front, dining room with a feature 'bar area' inset to the chimney breast and service hatch to the dual aspect kitchen/breakfast room, with door opening onto the rear courtyard and has been refitted with a range of matching wall and base units with under-plinth lighting, stone-effect worktops, gas hob with oven below and extractor hood over, space for washing machine and fridge-freezer, and an 'Ideal' combi boiler (fitted in 2018).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		66
(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: **A**

- Spacious & Stylish Maisonette
- Two Street Entrances
- Ground Floor & Lower Ground Floor
- Two/Three Bedrooms
- Lounge & Separate Dining Room
- Completely Rewired in 2019
- Kitchen & Bathroom Refitted
- Private Rear Courtyard Garden
- Regular Bus Services & Amenities Nearby
- Vendors Suited

From the lower ground entrance hall, stairs ascend to the ground floor which comprises two bedrooms – one with bay window to the front and one with a feature fireplace and built-in storage – both having tall ceilings and exposed wooden floorboards. The refitted bathroom, featuring a freestanding roll-top bath as well as a large walk-in shower and feature tiled floor, completes the ground floor accommodation.

Externally, the rear courtyard garden is wall-enclosed on all sides and offers space for outside table and chairs and a power point.

Viewing of this stylishly presented property is highly recommended.

