



Hartington Road, Brighton, BN2
Offers In Excess Of £625,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Hartington Road, BN2

3 Bedrooms | 1 Bathrooms | 1 Large Reception Room
1445 Sq Ft | Hartington Road area | Large Cellar

- Stylish period terraced house
- Sunny, landscaped garden
- Potential to extend (subject to consents)
- Great location
- Permit parking with no waiting list
- Local amenities & buses
- Walk to Lewes Road & Brighton General Hospital
- Close to primary schools & park
- Bridges the city, countryside & sea

On a tree-lined street which rises from Lewes Road to the Brighton Hospital and rolling countryside, this beautiful three bedroom terraced house has a sociable, southwest garden, plentiful permit parking and a stylish finish. Inside has an inviting flow with a large cellar and a big attic ripe for development as some neighbours have done (subject to consents). Subtle improvements include double glazing (timber at the front) and cavity wall insulation to achieve a C grade EPC. This convenient but quiet area is popular with families, professionals and investors as there are 3 popular primary schools and a secret park 'The Patch' very close by with its playgrounds and annual community festival.





Light and spacious, this beautifully decorated mid terrace house in Hartington Road is in a great spot with a friendly community where local amenities include organic shops and cafés. Just up the hill from the shops, bars and restaurants of Lewes Road, it is quietly located on an attractive tree-lined terrace within walking distance of 'The Patch', a park full of neighbouring families, dog walkers and joggers, and it is also almost opposite the entrance to the peaceful, leafy walks of Brighton & Preston Cemetery.

Tucked away behind a hedge and a paved garden, this private period house appeals with broad bays, a carved gable and a porch. Inside the practical lobby's high ceiling still has its original plasterwork and it opens to a bright hallway with an inviting flow and an arch decorated with original finials.

Perfect for relaxing or entertaining, this living dining room is a welcoming, double depth space to enjoy with ample shelving. Bright and cheerful with a broad bay at the front looking over the garden to the mature hedge it's a private retreat and with a door to the garden at the back there's an easy on/out flow.

Along the hall, the streamlined kitchen breakfast room has a door to the paved, lit side return and garden steps to make al fresco dining easy. A classic black and white it's easy to live in with underfloor heating and space for a breakfast table. Well planned with sophisticated storage solutions and hardy granite surfaces, the Smeg multi fuel range could stay subject to circumstance, a wine cooler and washing machine are integrated and there's designated space for a fridge freezer. Wired for sound with speakers in the ceiling, there is also a door to a large cellar with interesting potential, subject to consents.

Outside, the beautifully designed garden is a tranquil sun trap, skilfully landscaped to rise to the sun, so there is always a spot to bathe in it during summer. There is plenty of space to share with friends and family on the paved, lit terrace scented by rosemary and lavender in the raised beds behind, and the second tier has an astro lawn looking over a pond, surrounded by all year planting to help our birds, honeybees and butterflies. At the far end of this charming refuge, there's a side gate for bikes and boards and space for a shed in which to store them.





Returning inside, on the ground floor the first of the contemporary bathrooms is chic retreat. Wet room in style with a drench head shower head and warming rail for towels, it also has natural light and underfloor heating.

Upstairs, the first of the bedrooms looks over the garden so it is not directly overlooked. With an original fireplace it is quiet and calm and built in 'floating' bed side tables are a thoughtful touch. On the first landing it's good for guests as it's a generous size, and has a luxury bathroom just next door.

With natural light and a high-spec finish this bathroom was installed only a couple of years ago. A dual head shower is above the bath, the Grohe w.c is Japanese inspired with a range of features and the designer hand basin is set on a stylish vanity unit.

Up a few steps, the broad landing has access to the large attic, which some neighbours have extended into (including dormers), subject to the usual consents. Private and peaceful, the second double bedroom at the back has surprisingly open views so you don't feel hemmed in even this close to the city centre. There is plenty of room for a double bed and a wardrobe and fitted shelving are built in on each side of the original fireplace.

At the front of the house, the principal bedroom stretches across the whole of the front of the house. With restful proportions it is a calm, quiet refuge to return to with a handsome, art nouveau fireplace where you can enjoy the privacy the tree outside gives when in leaf and enjoy the birdsong.

Vendor's Comments:

"The house is bright and easy to live in and we wanted to balance style with home comforts, which we hope you will enjoy! The street is quiet but convenient with a friendly mix of people as this is a great area whether you're a couple, an older person or a family as it bridges Kemptown's beaches to open countryside - and the city centre. There are local shops, cafés and bistro bars to explore and in the evenings, you won't need to use the car to go to restaurants or theatres as you can walk or bus everywhere."





LOCATION GUIDE

Good to Know

Shops: Lewes Road 8 minute walk, Open Market 20 minute walk, North Laine is 23

Train Station: Brighton Station 25 min walk

Seafront or Park: The Patch 4 minute walk, Queen's Park 15 minutes, The Level 14 minutes

Education

Elm Grove Primary (good) St Luke's (outstanding)

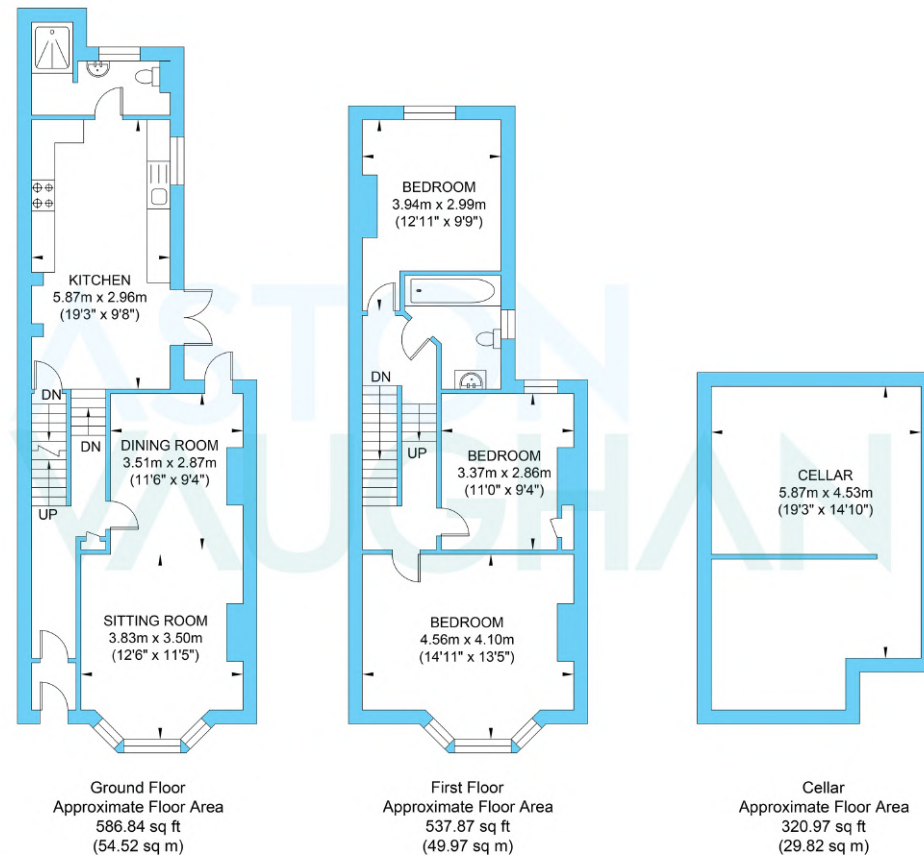
Varndean High, Dorothy Stringer

Varndean 6th Form College, BIMM, MET

Private Schools: Brighton College, Brighton Girls, Brighton Waldorf

The Elm Grove/Hartington area is known for its good schools, organic shops, bistro pubs and has easy access to a secret local park 'The Patch' as well as nearby Queen's Park with its sports facilities, playgrounds and cafes, and holds events during the arts festivals. Close to Kemptown's beaches and major employers -Amex, Police Station and 2 hospitals, the historic Lanes, international business district and cosmopolitan Marina are all easy to reach. For commuters, the station with direct trains to Gatwick and London is easy to reach by cycle, bus or cab, there is no waiting list for S zone parking and around the corner Elm Grove will take you to the countryside or to the bottom of the hill, where both London Road or Lewes Road will take you straight into or out of the city.

Hartington Road



Approximate Gross Internal Area = 134.31 sq m / 1445.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.