



## 25 Hartfield Avenue

Brighton BN1 8AD

Asking Price Of £450,000

- THREE DOUBLE BEDROOMS
- STUNNING VIEWS
- USABLE LOFT ROOM
- KITCHEN/BREAKFAST ROOM

- LIVING ROOM
- SITTING ROOM
- WEST FACING GARDEN
- HOME OFFICE/GARDEN ROOM

Whitlock and Heaps bring to market this extended three double bedroom semi detached family home having been updated by the present owners and presented in excellent order with a modern bathroom. To the ground floor are two separate reception rooms and a contemporary kitchen/breakfast room leading onto the West facing rear garden with stunning views and a versatile fully insulated garden room with air conditioning and French doors onto the garden. To the front there is off street parking and the house is being sold with no onward chain.

## ENTRANCE HALL

**CLOAKROOM** Comprising low level w.c, sink with cupboard under, tiled floor, part tiled walls, UPVC double glazed window.

**KITCHEN/BREAKFAST ROOM** Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, inset induction hob with extractor over, eye level double oven, integrated fridge/freezer, plumbing for washing machine, tiled floor, radiator, UPVC double glazed windows and door to garden.

**INNER HALL** Stairs to first floor, understairs storage, UPVC double glazed window.

**BEDROOM 3** UPVC double glazed window, radiator, door on to garden.

**LIVING ROOM** UPVC double glazed window, 'Mitsubishi' air conditioning unit, radiator.

## FIRST FLOOR

**LANDING** Cupboard housing gas fired boiler, second fitted cupboard, UPVC double glazed window.

**BEDROOM 1** UPVC double glazed window, 'Mitsubishi' air conditioning unit, radiator.

**BEDROOM 2** UPVC double glazed window, 'Mitsubishi' air conditioning unit, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap, separate walk in shower, wash hand basin with cupboard under, low level w.c, heated ladder style

towel rail, part tiled walls, UPVC double glazed window.

**LOFT ROOM** Usable space with dormer to front and Velux to rear being fully boarded with electrics.

## OUTSIDE

**WEST FACING REAR GARDEN** Two paved patio areas with section of lawn.

**HOME OFFICE/GARDEN ROOM** UPVC double glazed French doors and windows to garden, 'Mitsubishi' air conditioning unit, power and light, fully insulated.

## OFF STREET PARKING

### HARTFIELD AVENUE

BRIGHTON



APPROXIMATE GROSS INTERNAL AREA  
(Including Garden Room)  
119.5 sq m / 1286 sq ft

INCLUDING LIMITED USE AREA OF  
28.14 sq m / 303 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (RPS2).  
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Measuring Points: Storage Cupboard, Fitted Wardrobe, Integrated Fridge / Freezer, Head Height Below 1.5m, Skylight, Garden Shortened for Display, Skylight, B.

Callings Height: Hot Water Tank, Integrated Fridge / Freezer, Head Height Below 1.5m, Skylight, B.

Certified Property Measurer: BESPOKE PROPERTY MARKETING

Council Tax Band C (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

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