

131 Hartington Road
Brighton, BN2 3PA

Guide price £725,000

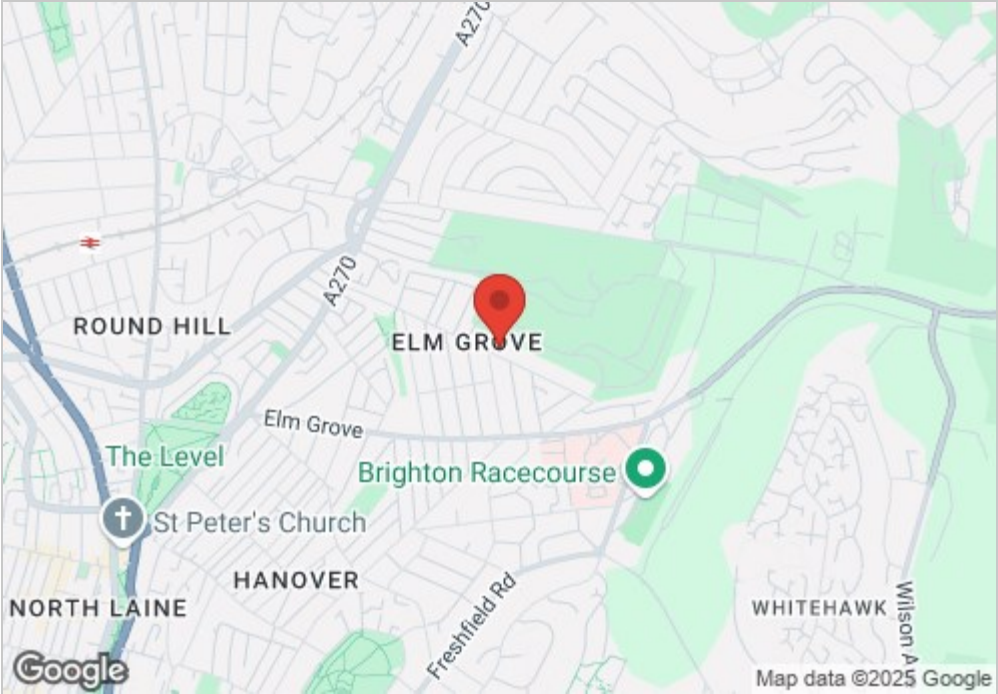
A 3/4 bedroom family home with a lovely rear garden and parking to the front.

Hartington Road is a residential road in the Elm Grove community. Transport links are excellent with numerous bus services running on the Lewes Road, and speedy access by car to the A27 for routes out of Brighton. In under half an hour you can walk into town, if you prefer. The area is very popular with families who want to be near good primary schools and in the catchment for Varndean and Dorothy Stringer secondary schools. There are many shops and amenities on Lewes Road and a large Sainsburys. The beautiful Queen's Park is a fifteen-minute walk, where you will find peaceful gardens and a wildlife pond, as well as a children's playground and a café.



- Freehold
- Family Home
- Lovely Garden
- Dining Room
- Play Room
- 3/4 Bedrooms
- Great Location
- Living Room
- Kitchen
- Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		71
(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



HARTINGTON ROAD

Approx. Gross Internal Floor Area 155.58 sq m / 1674.63 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

