



Guide Price
£425,000

Freehold

3x  1x  2x 

**Hartington Road,
Brighton, East Sussex,
BN2**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- Sought after location close to good local schools
- Brighton City, the shops and beach are walking distance
- Spacious, blank canvas, ready to put your own stamp on
- Sunny rear garden
- Chain free

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge: 13'3 into bay x 11'8 (4.04m x 3.56m)

Dining Room (used as bedroom): 10'11 x 9'4 (3.33m x 2.85m)

Breakfast Room : 11'0 x 9'10 (3.36m x 3.00m)

Kitchen : 9'9 x 8'0 (2.97m x 2.44m)

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 15'1 into bay x 13'0 (4.60m x 3.97m)

Bedroom 2: 10'10 x 9'6 (3.30m x 2.90m)

Bathroom

Separate Toilet

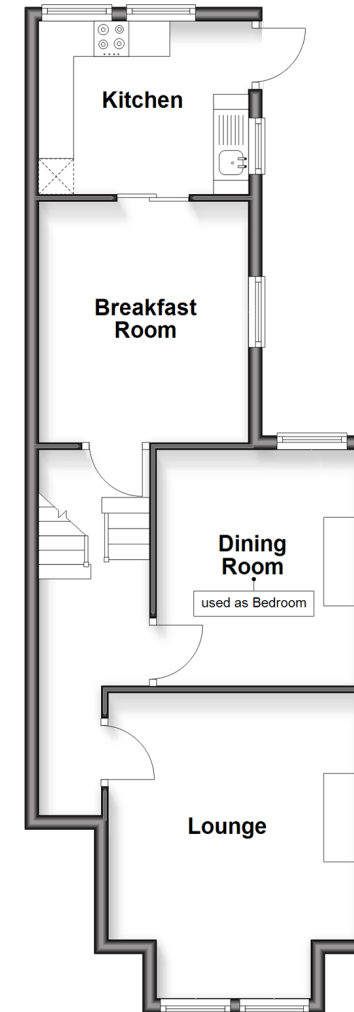
Bedroom 3: 10'4 x 9'9 (3.15m x 2.97m)

OUTSIDE

Front and Rear Garden

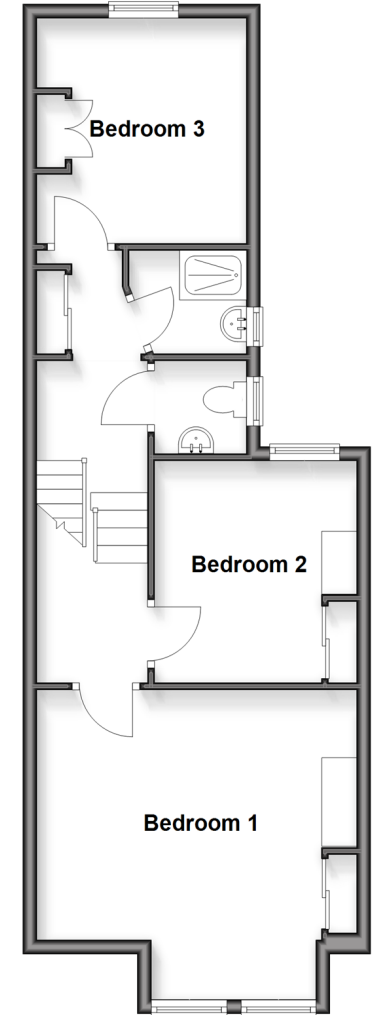
Split Level Ground Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



Split Level First Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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