



## 35 HARTINGTON TERRACE BRIGHTON, BN2 3LT

£1,800 PER MONTH

Superb ground floor flat with west facing rear garden. This lovely property benefits from bright and spacious accommodation comprising; two double bedrooms, superb kitchen living room with appliances included, modern bathroom and conservatory/utility room. The delightful west facing rear garden offers the perfect spot to enjoy the afternoon sun. There is a real sense of space throughout with good sized rooms, a smart layout and plenty of natural light.

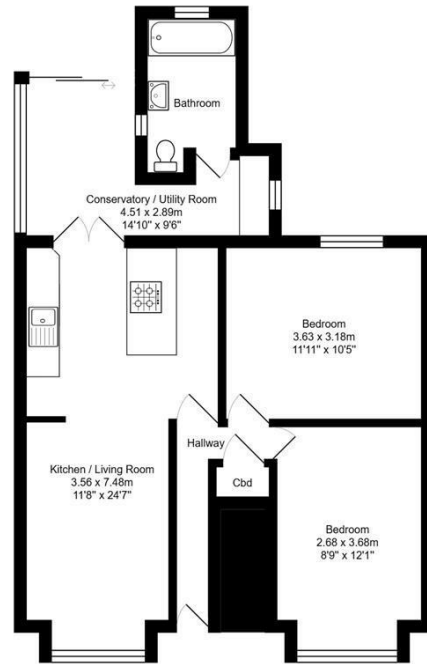
Quietly & conveniently positioned on this attractive road within easy reach of London Road & Lewes Road shops along with good transport links, including regular bus services into the the City Centre and Brighton mainline station - providing regular and direct links to London. Subject to approval, small pets would be considered.

**Nicholas  
James**

SALES LETTINGS AUCTIONS







Hartington Terrace, Brighton, BN2 3LT

Total Area: 67.0 m<sup>2</sup> ... 722 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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