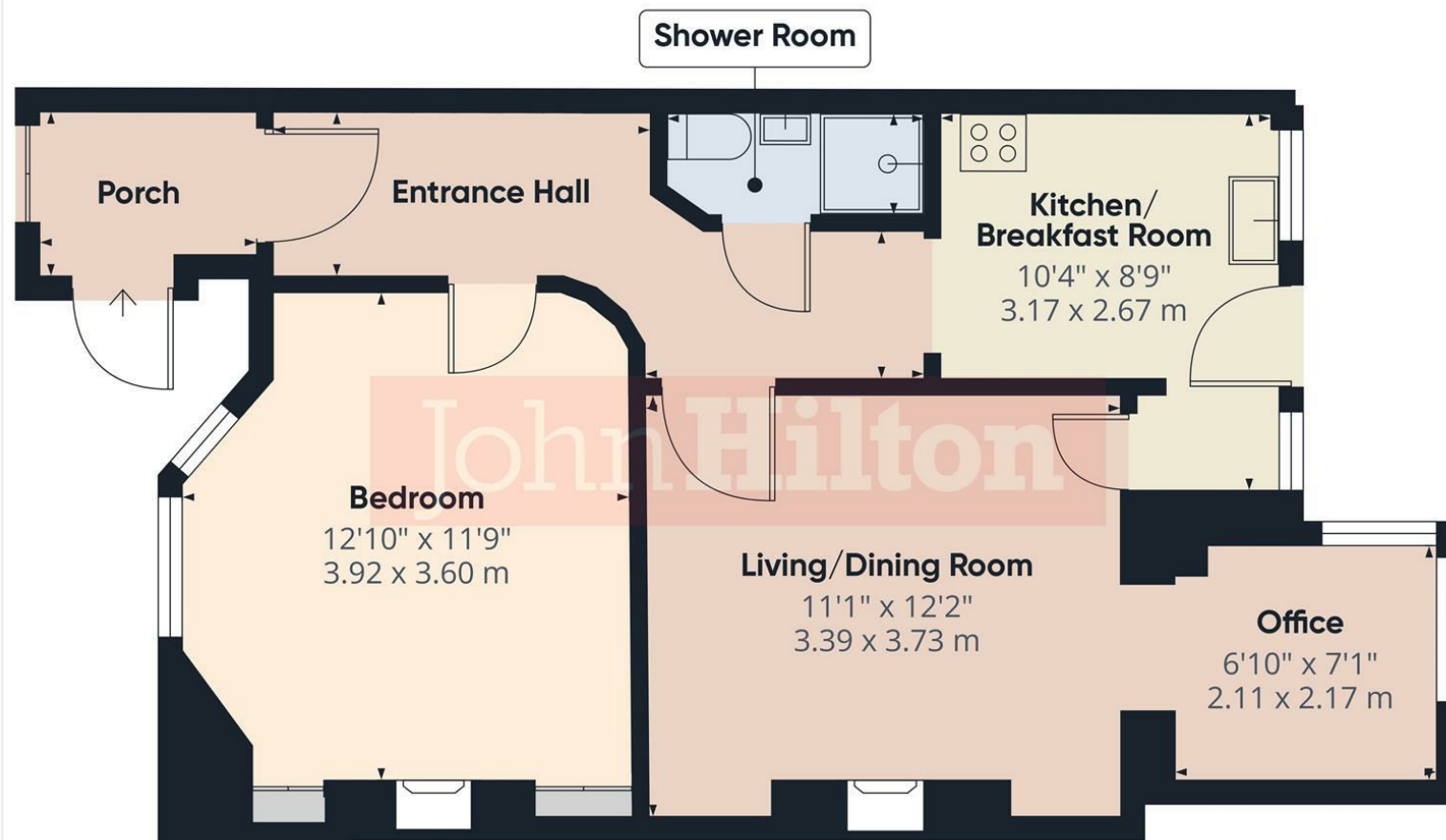


JohnHilton

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Est 1972



Total Area Approx 515.00 sq ft



11b Harlington Road, Brighton, BN2 3LJ

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11b Hartington Road Brighton BN2 3LJ

Ideally positioned at the lower end of the sought-after, tree-lined Hartington Road, close to local amenities and excellent transport links. A delightful one-bedroom flat which occupies the lower level of an impressive bay-fronted Victorian residence. Benefitting from its own street entrance and private patio garden, with rear access from the neighbouring street behind.

Well-presented accommodation with a very warm and homely feel. The property has a rustic tone with natural wood fittings and exposed brick chimney breasts to the lounge and bedroom.

Steps descend from the street level to its own private entrance, into a sheltered porch with access to a useful external storage cupboard. On entering the flat, the inviting entrance hall connects to all rooms, which are generously sized.

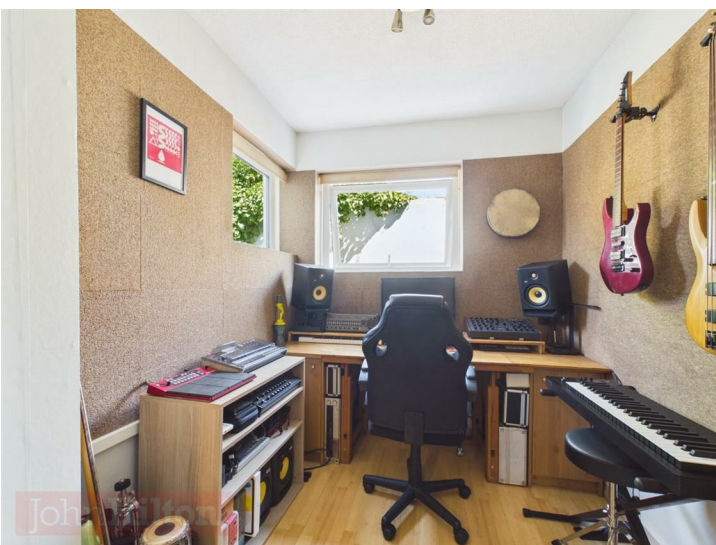
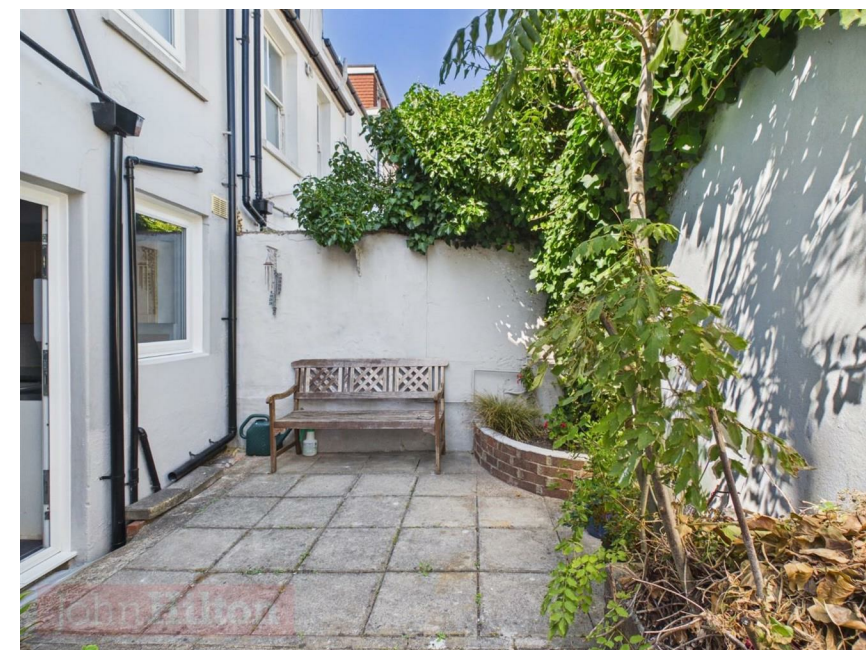
The bedroom is front facing with a bay window, feature fireplace and recessed natural wood storage cupboards, and the adjacent living/dining room has been extended at the rear to create a recessed study area with a dual aspect, ideal for those who work from home.

With access from both the hallway and the living space, the L-shaped kitchen is fitted with matching wall and base units with laminate worktops and a small breakfast bar, a fitted oven with ceramic hob, space for appliances, and a stainless-steel single bowl sink with drainer and mixer tap. It has part-tiled walls and there is a window to the rear along with a door providing access to the patio garden.

The shower room is a clever use of space, comprising a shower enclosure with electric shower, tiled surround and bi-fold door, wall-mounted wash basin with 'on demand' electric heated water, and low-level WC.

Completing the picture, the private, wall-enclosed rear patio is paved with raised flower beds and is a lovely space to relax or dine al fresco, with the added benefit of gated rear access via Melbourne Street.

Perfect for first time buyers in a convenient location close to the thoroughfare of Lewes Road, this property is within easy walking distance of Brighton Station, The Level, the seafront, and the city centre, and local amenities are close by including shops, cafes and frequent bus services across the city.



- **Converted Victorian One-Bedroom Flat**
- **Private Patio with Rear Access (Handy for Cyclists)**
- **Own Street Entrance**
- **Extended Living Space**
- **Well Presented Accommodation**
- **Character Features**
- **Extended Lease of 153 Years**
- **Convenient Location**
- **Popular Tree-Lined Road**
- **Ideal for First Time Buyers**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	
		71
	56	

Council Tax Band: A