



19 Harrington Place
Brighton, East Sussex BN1 7HL
Guide Price £475,000

 **DAVID & CO**

19 Harrington Place, Brighton, East Sussex BN1 7HL

** GUIDE PRICE £475,000 - £485,000 ** A beautifully presented 3 bedroom semi detached family house enjoying the benefit of a beautiful kitchen/dining room and a delightful sunny rear garden. The property is situated in the popular Hollingdean area enjoying an elevated position with local schools and shopping facilities nearby. The accommodation on the ground floor comprises: entrance hall, spacious modern kitchen/dining room and lounge with double glazed patio doors leading to the rear garden. On the first floor there are 3 bedrooms and a lovely family bathroom. Additionally there is a pull down ladder accessing a useful loft room. Outside there is a driveway providing off street parking and a small front garden and an attractive rear garden with large timber decked patio to the rear. ** VIEWING HIGHLY RECOMMENDED **

Location

Situated in the popular Hollingdean area enjoying an elevated position. Local shopping facilities in Hollingbury Place, and with additional shopping facilities close to hand at Fiveways with its local independent shops, cafes and bars. Hollingbury Park and golf course are within a short stroll, and both Blakers Park and Preston Park are also within easy walking distance with their recreational facilities. Numerous local schools catering for all ages are within easy reach, and local bus services are close to hand in Stanmer Villas and Ditchling Road providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Inner Hallway

Accessed via a multi glazed front door with part panelled walls, tiled flooring and an archway leading in to the kitchen.

Kitchen/Dining Room 15'4 max x 14'5 max (4.67m max x 4.39m max)

A lovely fitted kitchen with a range of wall and base units with worktop surface over. Inset sink and drainer unit with mixer tap. Inset 5 ring gas hob with cooker hood over. fitted double oven with microwave over. Integrated dishwasher and space and plumbing for washing machine. Appliance space for fridge/freezer. Cold drinks/wine chiller cabinet. Tiled splashbacks and flooring. Radiator. Part panelled walls, fitted shelving and a cupboard housing wall mounted 'Alpha' boiler. Recessed spotlights and two double glazed windows overlooking the front.

Lounge 15'4 x 10'11 (4.67m x 3.33m)

Double glazed window and sliding patio doors overlooking and leading out to the rear garden. Wooden flooring and wall mounted shelving. Radiator. Recessed spotlights and a staircase leading up to the first floor with a fitted, shelved understairs storage cupboard.

First Floor

Landing

Double glazed window overlooking the side. Radiator and part panelled walls. Shelved linen cupboard. Loft hatch with pull down ladder accessing the loft room.

Bedroom 1 12'4 x 8'4 (3.76m x 2.54m)

Double glazed window overlooking the front. Radiator and fitted wardrobe cupboards with hanging rail and mirror fronted doors.

Bedroom 2 12'5 x 6'7 (3.78m x 2.01m)

Double glazed window overlooking the front. Radiator

Bedroom 3 8'5 x 7'8 (2.57m x 2.34m)

Double glazed window overlooking the rear. Radiator and wall mounted mirror.

Bathroom 7'7 x 6'6 (2.31m x 1.98m)

Modern fitted bathroom with white suite to comprise an enclosed panelled bath with mixer tap and shower attachment. Tiled shower cubicle with wall mounted shower fitment having both handheld and overhead 'drench style' shower heads. Low level W/C with push button flush. Square style wash basin with mixer tap and storage cupboard below. Part tiled walls and recessed spotlights. Double glazed patterned window to the rear.

Loft Room 14'8 max x 12'7 (4.47m max x 3.84m)

Accessed via a pull down ladder with safety balustrade. Double glazed Velux windows to the front and rear. Fitted wardrobe cupboards with hanging rails and shelving. Wooden flooring and eaves storage cupboard.

Outside

Front Garden

A formal front garden with pathway and steps leading to the front door. There is a raised shrub planter to the right hand side and a hardstanding for a car to the left.

Rear Garden

With a pathway leading to a decorative patio area with shrubs and an ornamental garden pond. To the rear there is a lovely decked seating area. The garden has fencing to the sides. Mature shrubs to the side. Outside water tap and lightning. Timber storage shed with glazed door to the side of the house.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

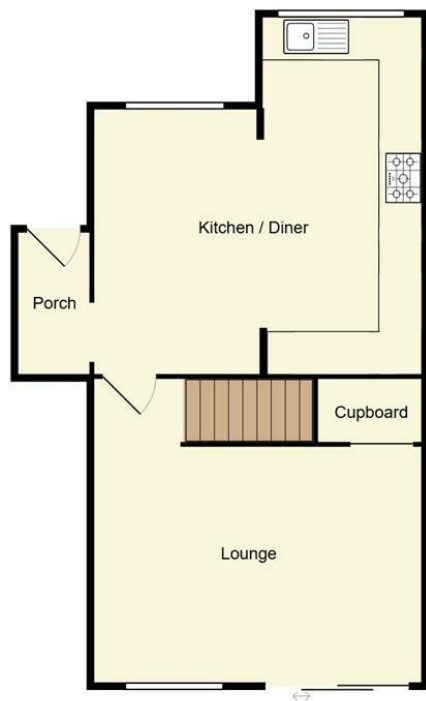
APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is freehold.

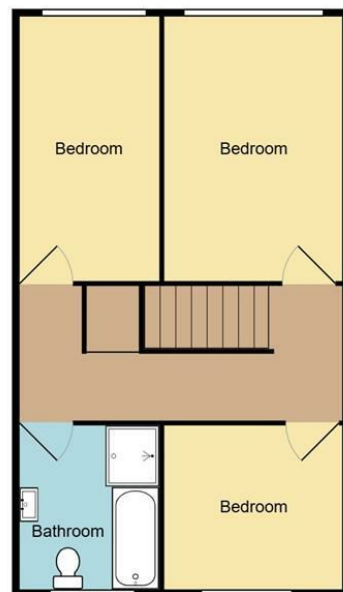
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.

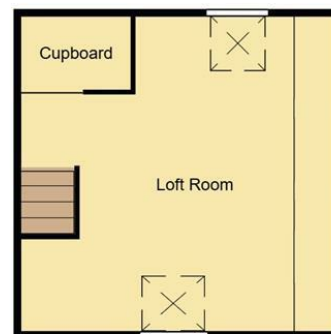




Ground Floor
Area: 43.5 m² ... 468 ft²

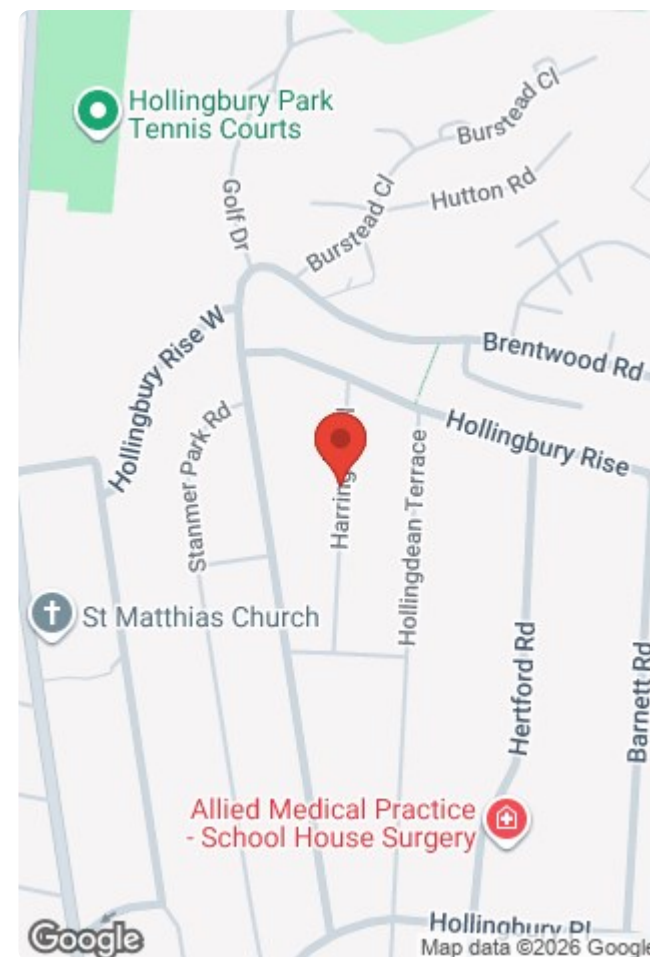


First Floor
Area: 37.8 m² ... 407 ft²



Loft
Area: 20.3 m² ... 218 ft²

Total Area: 101.6 m² ... 1094 ft²
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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	87
	69
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

