



Ground Floor



Floor 1



Floor 2

Total Area Approx 1400.00 sq ft



109 Hartington Road, Brighton, BN2 3PA

To view, contact John Hilton:
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Guide Price £800,000-£850,000
Freehold

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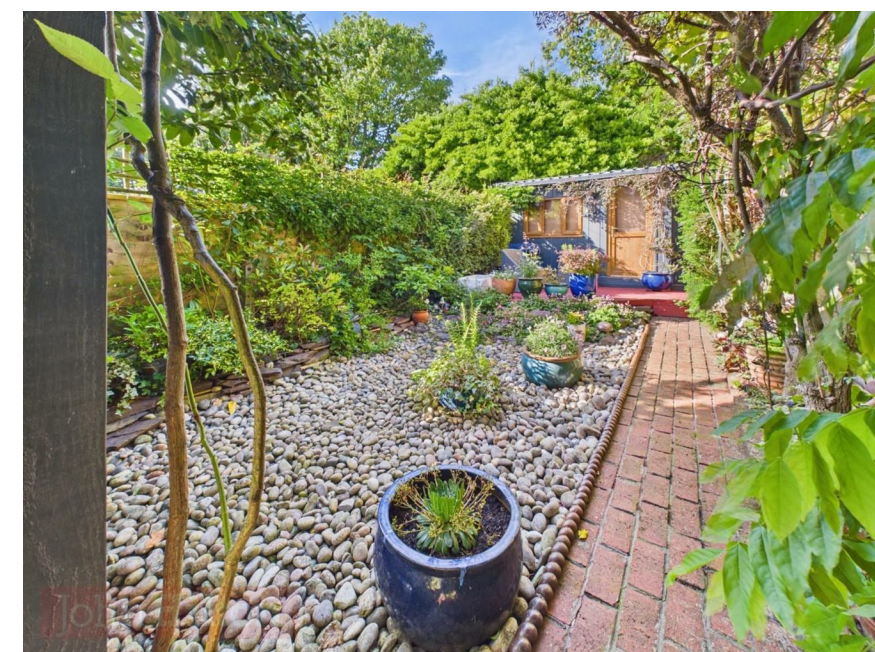
*** GUIDE PRICE £800,000-£850,000 ***

An imposing yellow brick, bay-fronted Victorian family home with beautifully arranged accommodation spanning three floors, occupying the preferred side of this highly desirable tree-lined road. Set well back from the road behind a generous front garden, the property also benefits from valuable off-road parking.

Rich in character and charm, the home retains an impressive array of period features including original fireplaces - one with wood burning stove - timber floorboards, decorative cornicing and elegant proportions throughout. The spacious and versatile accommodation comprises four double bedrooms, including an impressive principal bedroom which occupies the entire top floor loft conversion with Juliet style balcony and a beautifully fitted en-suite shower room.

The ground floor offers a traditional-style kitchen, separate breakfast room with the original feature cast iron oven, utility room and cloakroom, alongside the generous dual aspect lounge/dining room. To the rear, a beautifully landscaped garden provides a wonderful outdoor retreat and features a fully equipped 'work from home' cabin.

Ideally positioned for easy access to Brighton city centre, the seafront and main transport links, the property is also conveniently located close to highly regarded local schools, independent cafés, popular pubs, supermarkets and the open green spaces of Queen's Park and the South Downs. Excellent bus services and nearby London Road and Brighton railway stations provide convenient commuter connections.



- Extended Victorian Residence
- Envious Tree-Lined Road
- Bay-Fronted
- Four Double Bedrooms
- Dual Aspect Living/Dining Room
- Wood Burning Stove
- Array of Period Features
- Off-Road Parking
- Principal Bedroom with En-Suite
- Landscaped Rear Garden

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	

Council Tax Band: **D**