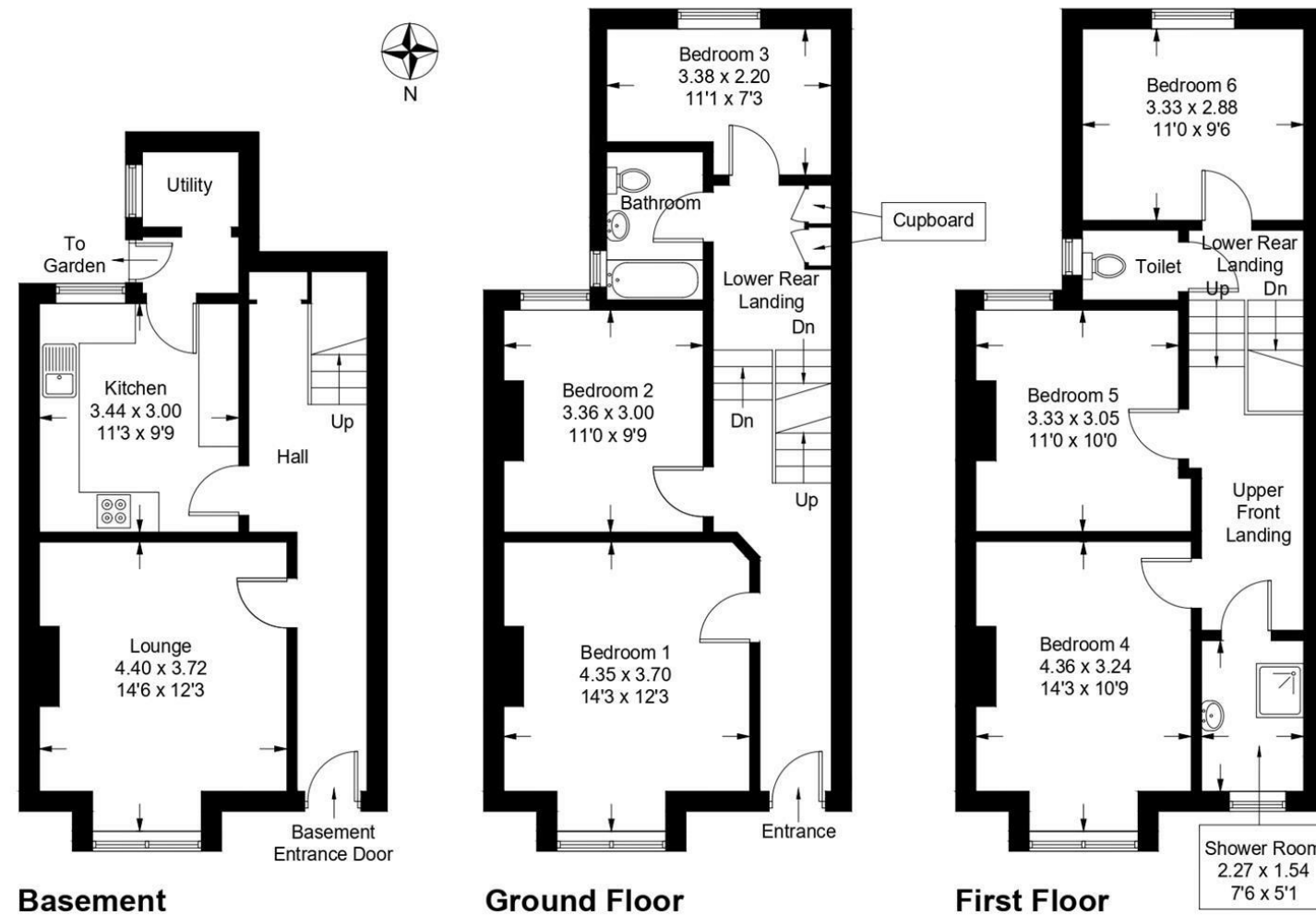




Total Area Approx 1442.36 sq ft

20 Harlington Road, Brighton, BN2 3LS

To view, contact John Hilton:  
 52 High Street, Rottingdean, BN2 7HF  
 132-135 Lewes Road, Brighton, BN2 3LG  
 01273 608151 or sales@johnhiltons.co.uk

**£585,000 Freehold**



## 20 Hartington Road Brighton, BN2 3LS

### Approach

Steps to raised ground floor and lower ground floor street entrances; courtyard patio.

### GROUND FLOOR ENTRANCE HALL

Stairs to first floor and lower ground floor, ornate ceiling corning, split-level with built-in storage cupboard.

### Bedroom 1

4.35m x 3.70m (14'3" x 12'1")  
Square bay to front with double-glazed sash windows, ornate period marble fireplace, coved ceiling.

### Bedroom 2

3.36m x 3.00m (11'0" x 9'10")  
Double-glazed window to rear.

### Bedroom 3

3.38m x 2.20m (11'1" x 7'2")  
Double-glazed window to rear.

### Bathroom

Fully-tiled with panel-enclosed bath, wash basin, and low-level WC.

### LOWER GROUND FLOOR ENTRANCE HALL

Separate street entrance, wood laminate flooring, understairs storage.

### Lounge

4.40m x 3.72m (14'5" x 12'2")  
Square bay to front with double-glazed sash windows, wood laminate flooring, tiled fireplace.

### Kitchen

3.44m x 3.00m (11'3" x 9'10")  
Range of units at eye and base level, worktops and breakfast bar with acrylic splashbacks, stainless steel sink with mixer tap and drainer, fitted electric oven, gas hob with extractor hood over, spaces for appliances including dishwasher and two fridge-freezers. Double-glazed window to rear, and door to:

### Utility Area

Space and plumbing for washing machine and tumble dryer, window to side and door to rear garden.

### FIRST FLOOR LANDING

Split-level with entrance to loft space.

### Bedroom 4

4.36m x 3.24m (14'3" x 10'7")  
Square bay to front with double-glazed sash windows, fireplace surround.

### Bedroom 5

3.33m x 3.05m (10'11" x 10'0")  
Double-glazed window to rear.

### Bedroom 6

3.33m x 2.88m (10'11" x 9'5")  
Double-glazed window to rear.

### Shower Room

Shower enclosure with tiled surround and electric shower, wash basin.

### Separate WC

Low-level WC and wash basin.

### Rear Garden

Southerly aspect with paved patio area and steps up to lawned garden with gated access via Whippingham Road.



A substantial terraced Victorian house arranged over three levels with south-facing garden which has gated access at the rear from Whippingham Road. Currently let as a six-bedroom student HMO at £3,910.71 pcm or £46,928 per annum until 9/8/26 and could be purchased as an ongoing investment with tenants in situ. Alternatively, the property would easily revert to a large family home with flexible accommodation and vacant possession at the end of the tenancy. Requires general updating, ideal for those looking for a blank canvas to put their own stamp on. Situated on a sought-after tree-lined road in a popular residential area, close to highly regarded local schools and within easy walking distance of Brighton Station and the city centre. Frequent buses close by with direct routes to the Universities.

- Substantial Victorian House
- South-Facing Lawned Garden with Gated Rear Access
- Ideal Investment or Family Home
- Currently Let as a Six-Bedroom HMO
- Bathroom, Shower Room & Separate WC
- Let Until August 2026 at £3,910 pcm (£46,928 Per Annum)
- Requires General Updating
- Sought-After Tree-Lined Road
- Popular Residential Area
- NO ONWARD CHAIN

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 79        |
| (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