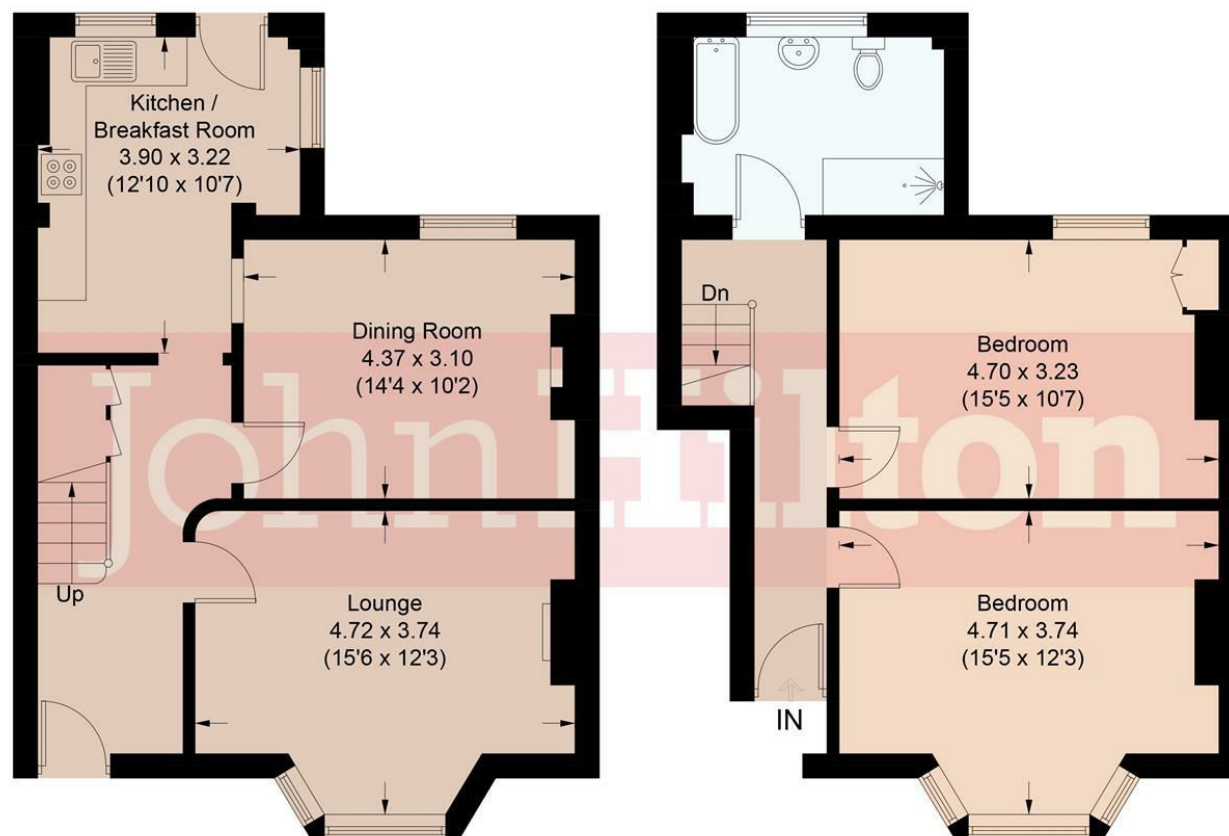


Hartington Road, Brighton, BN2 3LJ

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft



Lower Ground Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

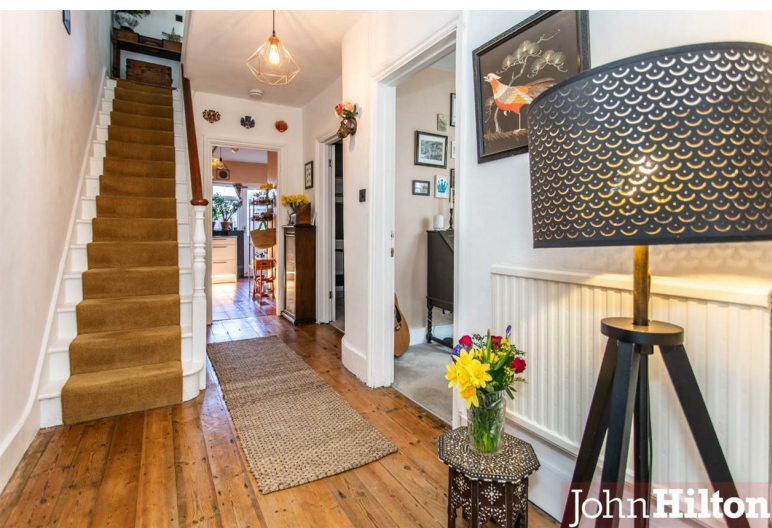


Total Area Approx 1068.00 sq ft

19 Hartington Road, Brighton, BN2 3LJ

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

£400,000 Leasehold



JohnHilton



JohnHilton

19 Hartington Road, Brighton, BN2 3LJ

*** GUIDE PRICE £400,000-£425,000 ***

Ideally positioned at the lower end of the sought-after, tree-lined Hartington Road, close to local amenities and excellent transport links. This incredibly spacious and stylishly presented two/three double bedroom period conversion occupies the entire lower ground and raised ground floor of this imposing bay-fronted Victorian residence, and boasts two private street entrances and a charming rear courtyard garden. With a refitted kitchen, refitted bathroom, combi boiler and complete rewire, this wonderful property offers a straightforward, turnkey and more affordable solution to an entire house - ideal for young families or first time buyers, being close to highly regarded schools.

Approach

Four steps lead up to covered raised ground floor entrance with part obscure glazed timber front door, and further steps descend to lower ground floor entrance with part-glazed timber front door opening into:

Lower Ground Entrance Hall

Exposed timber floorboards, high-level cupboard housing electric consumer unit, stairs ascend to ground floor, understairs storage cupboard and radiator.

Lounge

4.72m x 3.74m (15'5" x 12'3")
Single glazed part-bay window to front with wide slat Venetian blinds, radiator.

Dining Room

4.37m x 3.10m (14'4" x 10'2")
Single glazed timber framed window overlooking courtyard, feature recess into chimney breast which is currently used as a bar area, service hatch through to kitchen, radiator.

Kitchen/Breakfast Room

3.90m x 3.22m (12'9" x 10'6")
Dual aspect single glazed windows and door offering access to courtyard garden. Fitted kitchen comprising a range of matching wall and base units, low profile stone-effect work surfaces incorporating four-ring gas hob with oven under and chimney-style extractor over, part metro tile surround, single stainless steel sink with drainer and mixer tap, space and plumbing for tall standing fridge-freezer and washing machine, tall cupboard housing 'Ideal' combi boiler, ceramic floor tiles, kick plinth lighting and industrial style ceiling lighting.

Ground Floor Entrance Hall

Exposed timber floorboards, radiator, stairs descend to lower ground floor.

Bedroom

4.71m x 3.74m (15'5" x 12'3")
Bay window to front, radiator, tall coved ceilings, exposed timber floorboards.

Bedroom

4.70m x 3.23m (15'5" x 10'7")
Single glazed single sash window to rear overlooking courtyard garden, tall coved ceiling, built-in original wardrobe with panelled door front, feature fireplace with stone surround and cast iron inset, exposed timber floorboards and radiator.

Bathroom

Obscure glazed timber framed window to rear, freestanding roll-top bath with claw feet and wall-mounted tap, pedestal wash hand basin, low-level WC, large step-in shower enclosure with low profile tray and thermostat rain shower over, part metro tiled surround, ceramic tiled floor, heated towel rail.

Courtyard

Wall-enclosed to all sides with outside power point.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**

- Desirable Tree-Lined Road
- Ground & Lower Ground Maisonette
- Almost a House
- Beautifully Presented Throughtout
- Two/Three Double Bedrooms
- Refitted Kitchen & Bathroom
- Combi Boiler Fitted in 2018
- Completely Rewired in 2019
- Enclosed Private Courtyard
- Close to Local Amenities & Excellent Transport Links