

JohnHilton

JohnHilton

Est 1972



Ground Floor



Floor 1



Floor 2



Total Area Approx 1400.00 sq ft

109 Hartington Road, Brighton, BN2 3PA

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

Guide Price £800,000-£850,000
Freehold

view all our properties at:
www.johnhiltons.co.uk



Zoopla

onTheMarket.com

rightmove.co.uk
The UK's number one property website

PrimeLocation.com



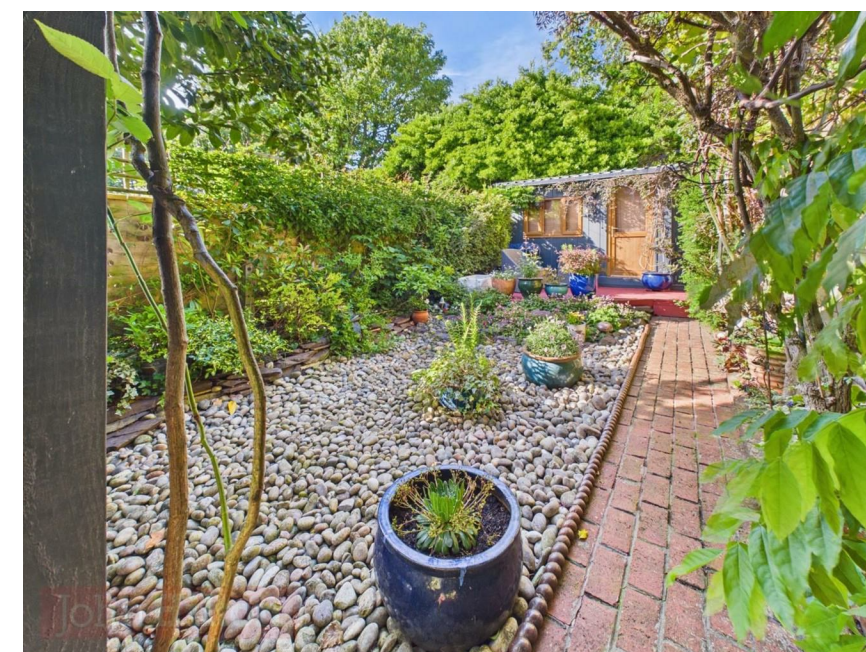
109 Hartington Road Brighton BN2 3PA

*** 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(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**

- 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

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.