

Total Area Approx 1442.36 sq ft

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20 Hartington Road, Brighton, BN2 3LS

£585,000 Freehold



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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 cornicing, 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.

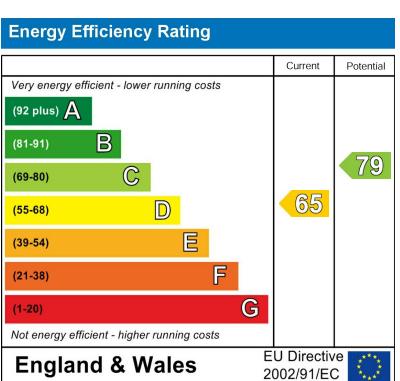
Rear Garden

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



- 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

Council Tax
Band: D



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract.

John Hilton