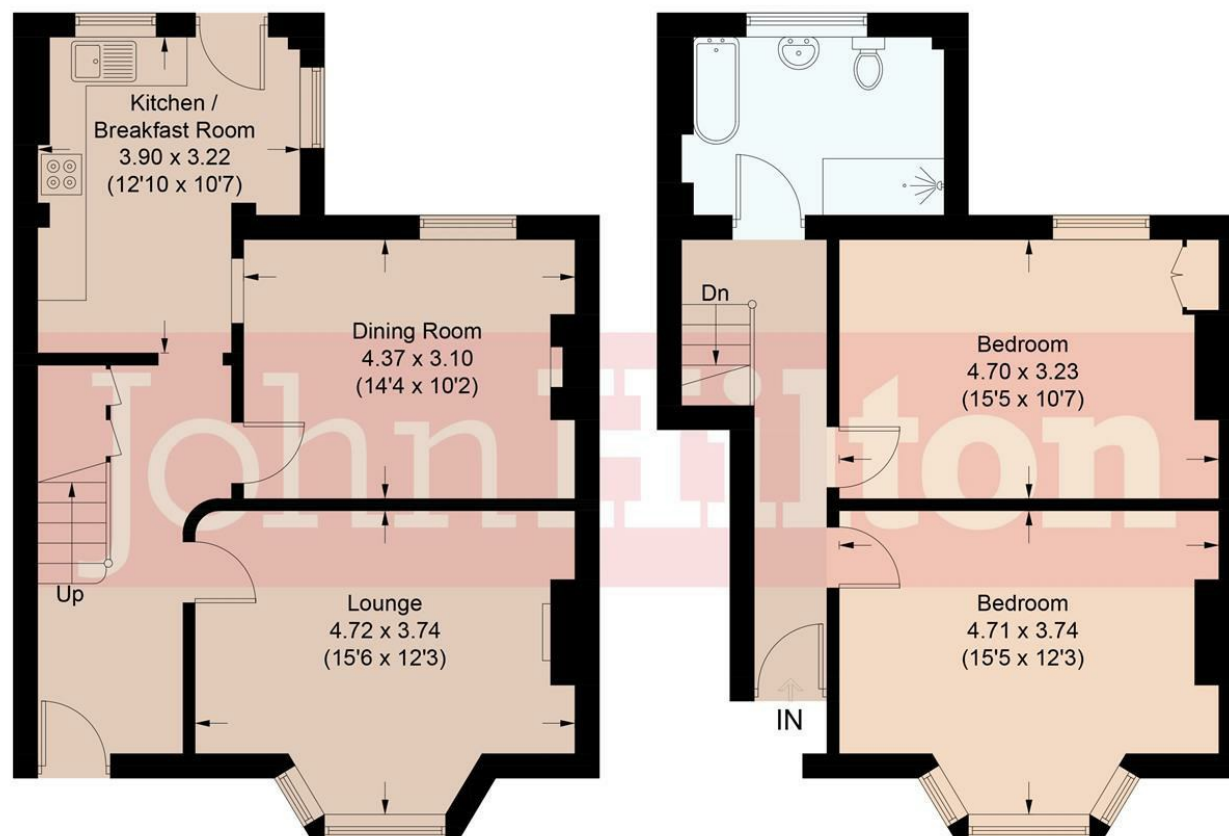


## Hartington Road, Brighton, BN2 3LJ

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



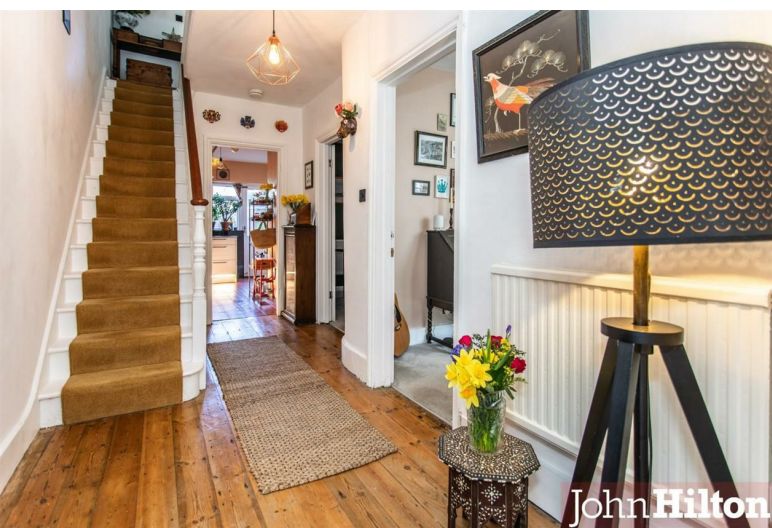
Total Area Approx 1068.00 sq ft

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](mailto: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.



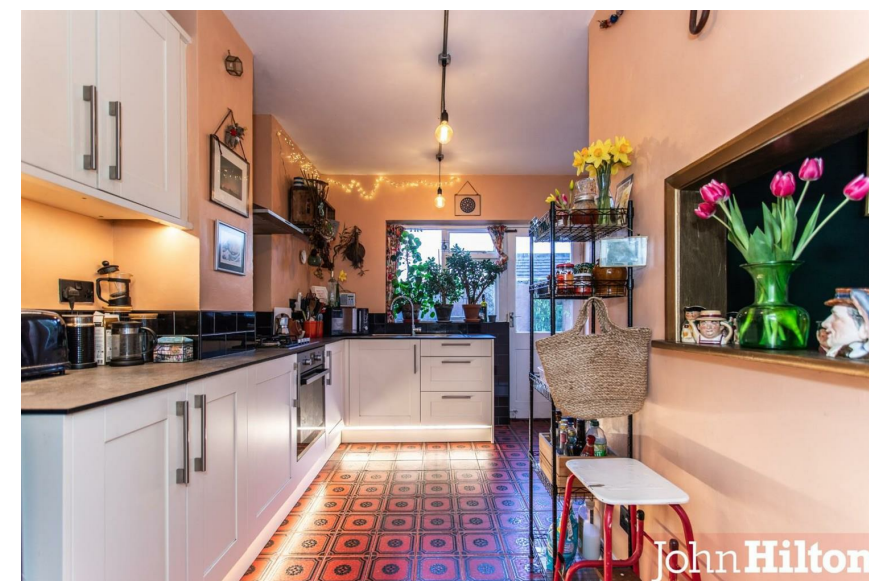
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not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