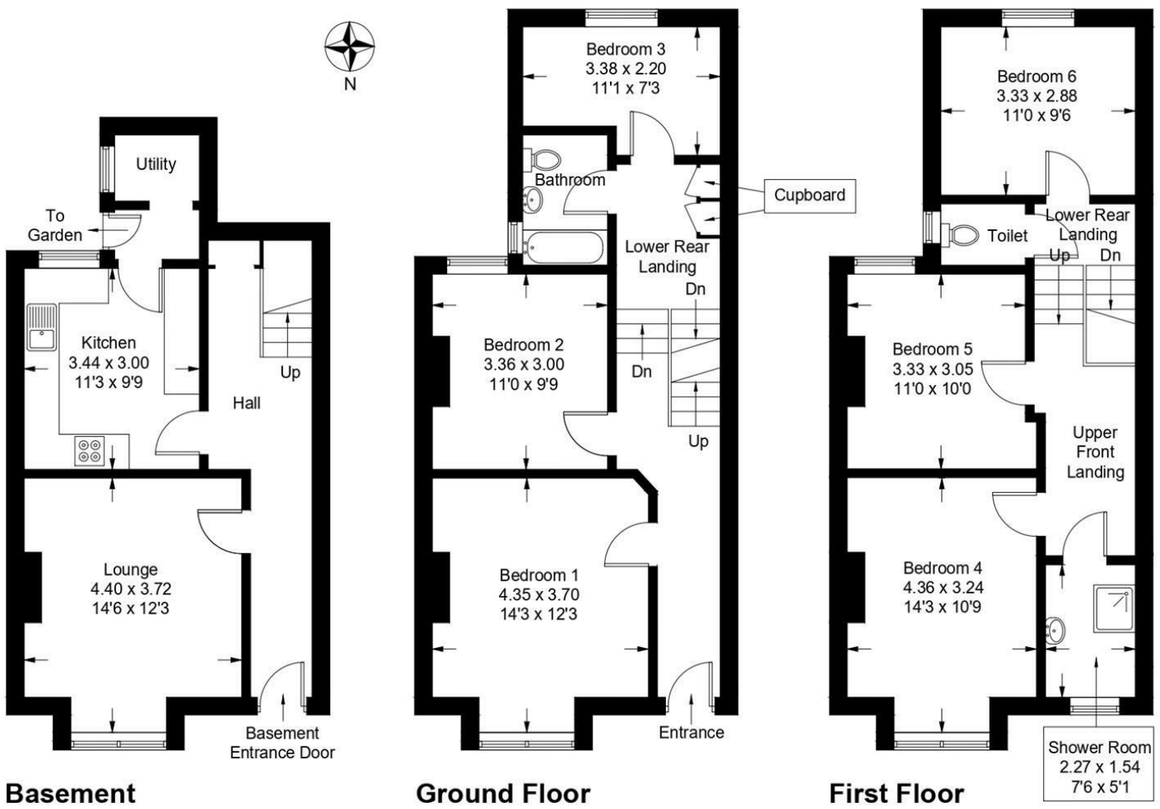
John Hilton

John Hilton

Est 1972





Total Area Approx 1442.36 sq ft

20 Hartington Road, Brighton, BN2 3LS

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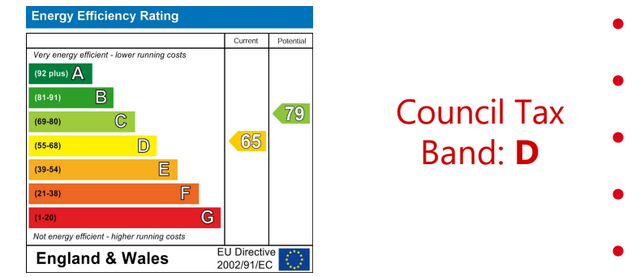






20 Hartington Road Brighton, BN2 3LS

CURRENTLY VACANT with no onward chain, this substantial terraced Victorian house is arranged over three levels with a south-facing garden which has gated access at the rear from Whippingham Road. Would make an ideal buy to let investment, having previously been let as a six-bedroom student HMO at £3,910.71 pcm or £46,928 per annum. Alternatively, the property would easily revert to a large family home with sizeable and flexible accommodation. 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 and throughout the city.



Council Tax Band: **D**

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

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.

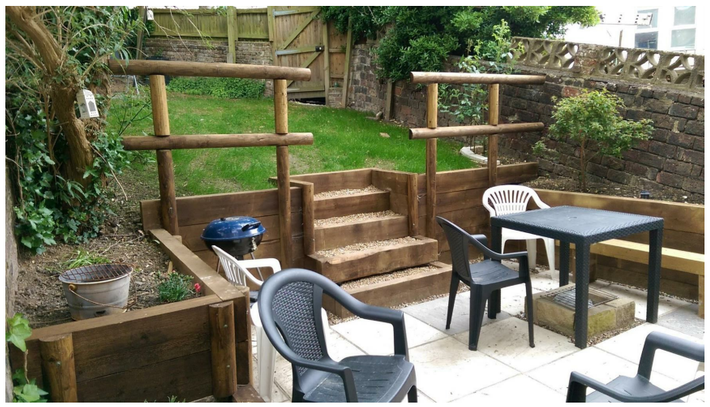
Shower Room
Shower enclosure with tiled surround and electric shower, wash basin.

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.







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