

Hartington Road, Brighton

£625,000



- A fantastic three storey period house
- Arranged as a six bedroom HMO generating £3,380 PCM in rent
- No onward chain
- Bathroom and shower room
- Rear garden
- Potential as an ideal family home

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## Hartington Road, Brighton, BN2 3LS



This property is a three-story period house located off Lewes Road in a highly desirable location. It is currently arranged as a six-bedroom House in Multiple Occupation (HMO), which generates a monthly income of £3380.

The house is spacious and offers ample living space for tenants. It is conveniently situated close to many shops and amenities, making it an attractive location for potential tenants. The proximity to these facilities adds convenience and accessibility to those living in the property.

In addition, the house benefits from both a family bathroom and a shower room. This provides convenience and flexibility for tenants, ensuring that there are enough facilities to accommodate their needs. Double glazed sash windows have been installed at the front of the house.

The property is being sold with no chain, meaning there are no complications or delays in the sale process. This can be advantageous for buyers who are looking for a smooth and efficient transaction.

Furthermore, the property features a south facing garden. This outdoor space offers a pleasant and relaxing area for tenants to enjoy, providing an opportunity for outdoor activities, gardening, or simply basking in the sunlight. The garden adds value to the property and enhances the overall living experience.



# Accommodation

## GROUND FLOOR

BEDROOM 1  
14' 3" x 12' 3" (4.34m x 3.73m)

BEDROOM 2  
11' 0" x 9' 9" (3.35m x 2.97m)

BATHROOM

BEDROOM 3  
11' 1" x 7' 3" (3.38m x 2.21m)

## FIRST FLOOR FLAT

BEDROOM 4  
14' 3" x 10' 9" (4.34m x 3.28m)

BEDROOM 5  
11' 0" x 10' 0" (3.35m x 3.05m)

SHOWER ROOM

BEDROOM 6  
11' 0" x 9' 6" (3.35m x 2.9m)

WC

## LOWER GROUND FLOOR

LOUNGE  
14' 6" x 12' 3" (4.42m x 3.73m)

KITCHEN  
11' 3" x 9' 9" (3.43m x 2.97m)

UTILITY ROOM

OUTSIDE

REAR GARDEN

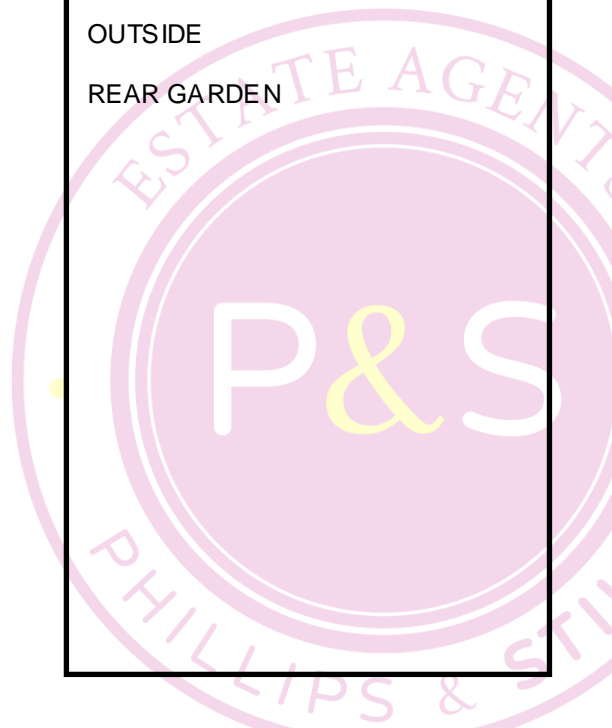


Basement

Ground Floor

First Floor

Active 76 x 51 days  
Go to [Floorplans](#) to activate



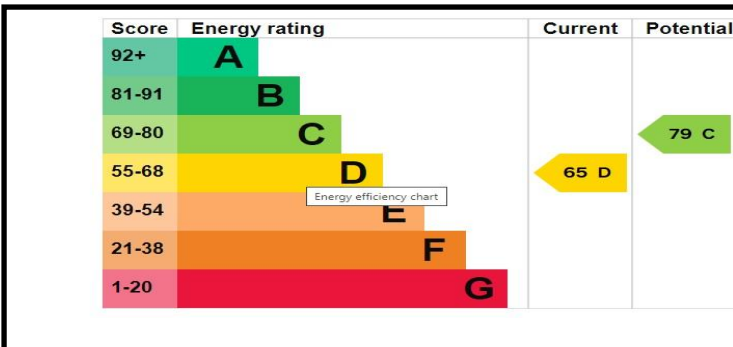




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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