



Hartington Road, BN2
£750,000

ASTON
VAUGHAN

INTRODUCING

Hartington Road, BN2

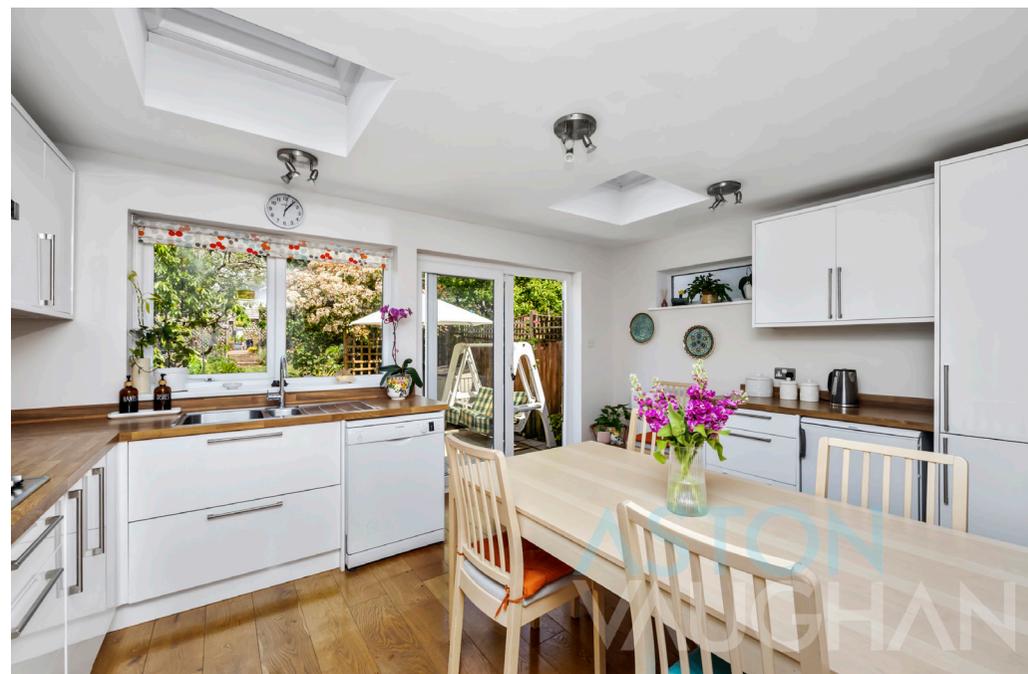
4 Bedrooms | 2 Bathrooms | 2 Reception Room
1499 Sq Ft | Garden | Sun Terrace

Perched on the hill just north of Hanover sits a delightful terrace of family homes, set back from the road behind pretty front gardens and off-street parking. This house sits mid-terrace facing south, bathing both its front and rear gardens in natural light. It boasts four bedrooms, two bathrooms and a sizable reception room leading through to a family kitchen offering ample space for both family time and entertaining. Internally, it has been beautifully maintained by the current owners, yet there remains scope for further cosmetic modernisations should you wish to put your own stamp on the place.

Stepping into the house, the entrance hall is wide and welcoming with cupboards for coats and a useful ground floor WC – an essential in any shared space. To the right, the living room spans the depth of the house leading through to the kitchen and dining room at the far end making it dual aspect space with a shuttered box bay window on the southerly wall to bring in a wealth of natural light, while sliding doors frame views of the garden to the rear. There are clearly defined areas for formal dining and relaxation by the wood burning stove, offering versatile living spaces depending on the time of year.

Double doors can be used to separate these rooms when needed, but when open, there is a lovely sense of flow to the ground floor.

Within the kitchen, ample storage in white cabinetry sits alongside some integrated appliances, leaving space and plumbing for others. A larder sits tucked away in a utility area and sliding doors link seamlessly with the garden patio so you can dine alfresco as the weather warms. The patio leads onto a lush area of lawn bordered by flower beds and trees which provide some dappled shade during high season. At the far end is a sun terrace which catches the sun until it sets, late in the evening between May and August. It is wonderfully private out here and the array of beautiful plants invites wildlife so you can sit uninterrupted while birdsong fills the air.





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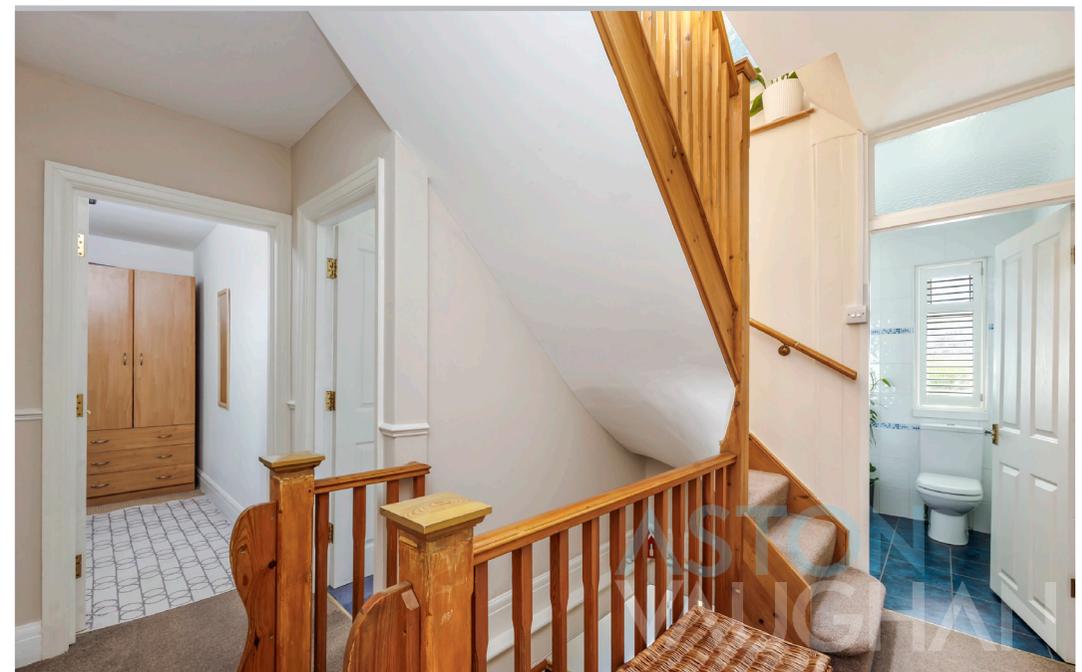


Returning indoors, a turning staircase rises to the first floor where there are two sunny double bedrooms and a generous single, ideally used as a home office or child's room. They share use of a well-appointed shower room, while the principal bedroom on the second floor has a large en suite with both a bathtub and a separate shower. All four bedrooms and both bathrooms are well-maintained, yet there is scope for reconfiguration and modernisation which would add value. The principal room is particularly spacious with dual aspect windows and lovely views to the front via several Velux windows which also allow for stargazing at night as you drift off to sleep.



It is incredibly tranquil for somewhere so close to the city centre, yet Brighton Station remains an easy walk or bus ride away for the London commute, as are the city centre and the beach. The local schools are amongst the best in the city for both primary and secondary and there is a palpable sense of community here. This is a fantastic family home, which is sure to be coveted by many.

Attractive on approach, the house and its neighbours sit uniformly bearing the archetypal features of the early 20th Century with wide box bay windows, hung tiles and a gable on its façade. This house has been clearly well-maintained both inside and out with fresh white render, a neat brick drive with parking for two-three cars and a manicured front garden fringed with palm trees. There is a patio area to sit out here, set well back from the road in complete privacy, creating a lovely place to return home to each day.





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Vendor's Comments:

We have loved living in our home and the peaceful locality for many years and are only moving because we need to downsize. It has been a wonderful family home. Also, we will miss our wonderful neighbours and the easy access to the South Downs and the beach.

Education:

Primary: Elm Grove Primary, St Luke's Primary, Fairlight Primary School, St Martin's CofE Primary School

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

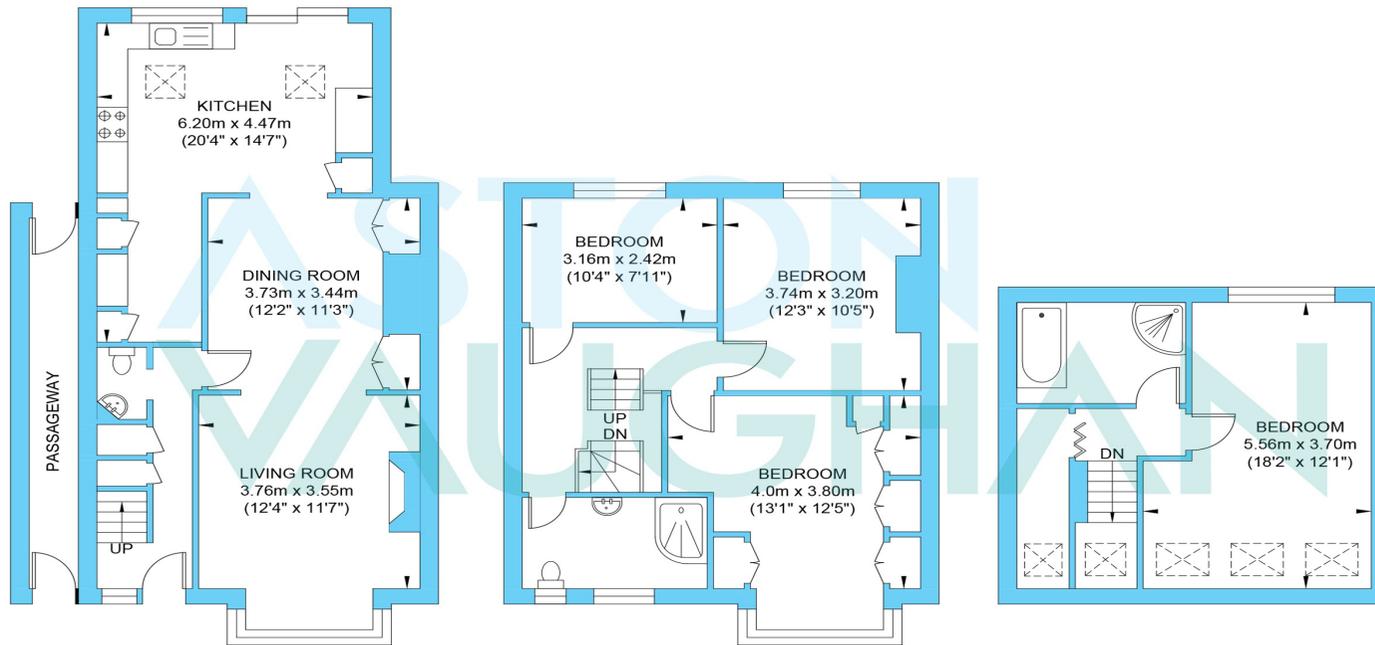
Private: Brighton College and prep school, Lancing College Prep

Good to Know:

Hanover and the surrounding streets close to Elm Grove continue to offer popular locations for families and professionals to live when moving to the city. They tick so many boxes with their vibrant and welcoming community; colourful terraced houses; foodie pubs; incredible hilltop views and close proximity to excellent schools, Brighton Station and the city centre. Both Brighton and Sussex Universities are nearby and this house benefits from The Patch Park just a short walk from the front door where children can play and the community hosts three festivals each year. Transport links are excellent with buses stopping nearby taking you throughout the city and beyond and the trainline from Moulsecoomb Station runs to Lewes and the surrounding countryside. Further up the hill you find The South Downs Way and the beach is just 30-minutes on foot. The city centre shops, North Laine District and Lewes Road amenities are also nearby, so this stylish home sits on some of the most prime land in the country.



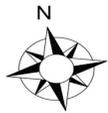
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Ground Floor
Approximate Floor Area
609.45 sq ft
(56.62 sq m)

First Floor
Approximate Floor Area
545.51 sq ft
(50.68 sq m)

Second Floor
Approximate Floor Area
344.12 sq ft
(31.97 sq m)



Approximate Gross Internal Area (Excluding Passageway) = 139.27 sq m / 1499.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.