



Harrington Road, Brighton

- GROUND FLOOR THREE BEDROOM APARTMENT
- NO ONWARD CHAIN
- COMMUNAL GARDENS
- HIGHLY SOUGHT AFTER PRESTON PARK LOCATION
- CLOSE TO PRESTON PARK & PRESTON PARK STATION
- LONG LEASE

Guide Price
£300,000
Leasehold

***GUIDE PRICE: £300,000 - £325,000 ***

Robert Luff & Co are delighted to bring to market this spacious three bedroom purpose built apartment. Surrounded by greenery and set back from the road behind a border wall; Harrington Mansions is in a peaceful location close to Preston Park. The property is set back from Harrington road and has it's own parking space. It is in an ideal location for those wanting to be near Preston Park mainline station or requiring easy access out to both the A23 and the A27. The property is easily accessible to local amenities and Preston Park itself. There is also a regular bus service running into Brighton city centre along London Road. There are highly regarded local schools within a short distance.

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Accommodation

Entrance Hall

Kitchen 13'8 x 7'6 (4.17m x 2.29m)

Lounge/Diner 16'1 x 12'10 (4.90m x 3.91m)

Bedroom One 13'7 x 10'8 (4.14m x 3.25m)

Bedroom Two 11'9 x 10'6 (3.58m x 3.20m)

Bedroom Three 10'6 x 8'7 (3.20m x 2.62m)

Bathroom

Communal Garden

Agents Notes

Leasehold

Lease Length: 83 Years - Potential to extend subject to offer

Service Charge: £1256.3 per annum

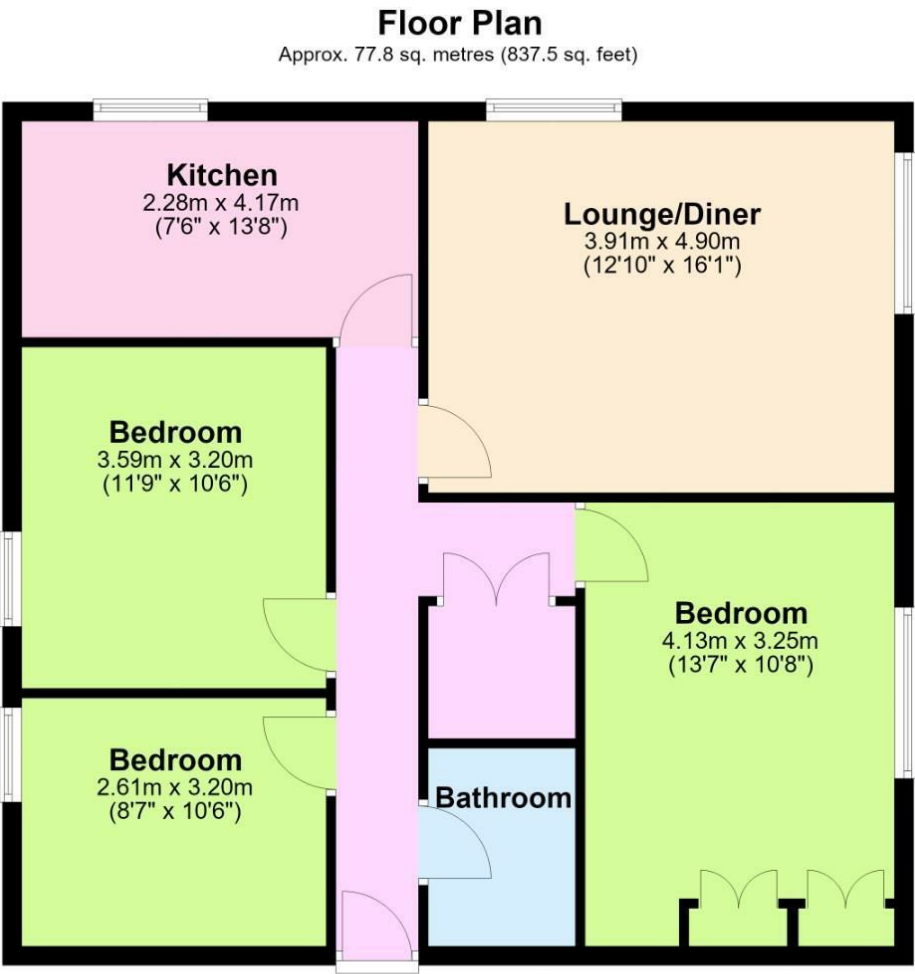
Ground Rent: £75per annum



28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Total area: approx. 77.8 sq. metres (837.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.