



9, Harrington Mansions, BN1 6RE

Spencer  
& Leigh

9, Harrington Mansions,  
, BN1 6RE

£1,750 PCM -

- Spacious first floor apartment
- Three good size bedrooms
- 16' Lounge/dining room with dual aspect
- Good size kitchen
- Modern white bathroom suite
- GCH & double glazed windows
- Available immediately, unfurnished
- Garage & communal parking
- Popular location near Preston Park
- Viewing highly recommended

Nestling discreetly away from the hustle and bustle of Preston Park, Harrington Mansions is a beautiful, sought after block of apartments. Exclusive to Spencer and Leigh, we are proud to offer this three bedroom apartment with secure entry and garage. Along with the three good sized bedrooms, the apartment offers a spacious 16' lounge/dining room, a 14' fitted kitchen and an impressive bathroom suite. Outside there is a garage providing secure parking or additional storage space. Modern internal decoration with added benefits of gas fired central heating, a security door entry phone system and replacement double glazed sash windows in keeping with the conservation area. Rarely available, internal viewing highly recommended. COUNCIL TAX - BAND C



Entrance Hall

Kitchen  
14'1" x 7'6"

Lounge/Diner  
16'4" x 12'5"

Bedroom 1  
11'9" x 10'5"

Bedroom 2  
11'9" x 10'9"

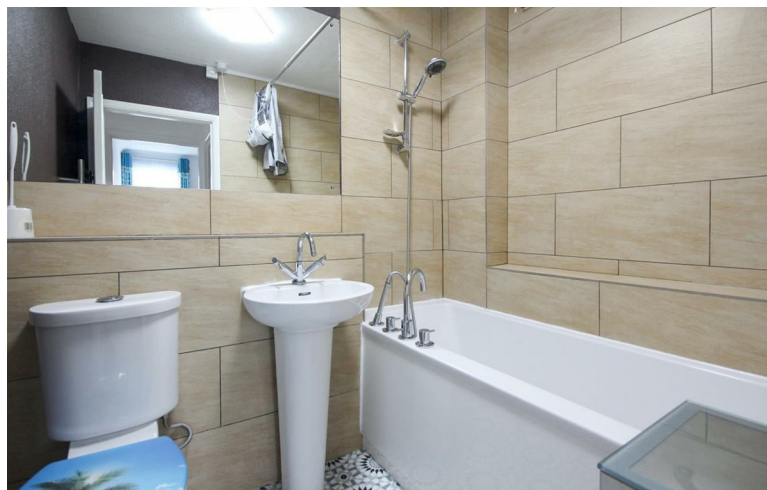
Bedroom 3  
10'9" x 8'6"

Bathroom  
6'10" x 5'10"

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

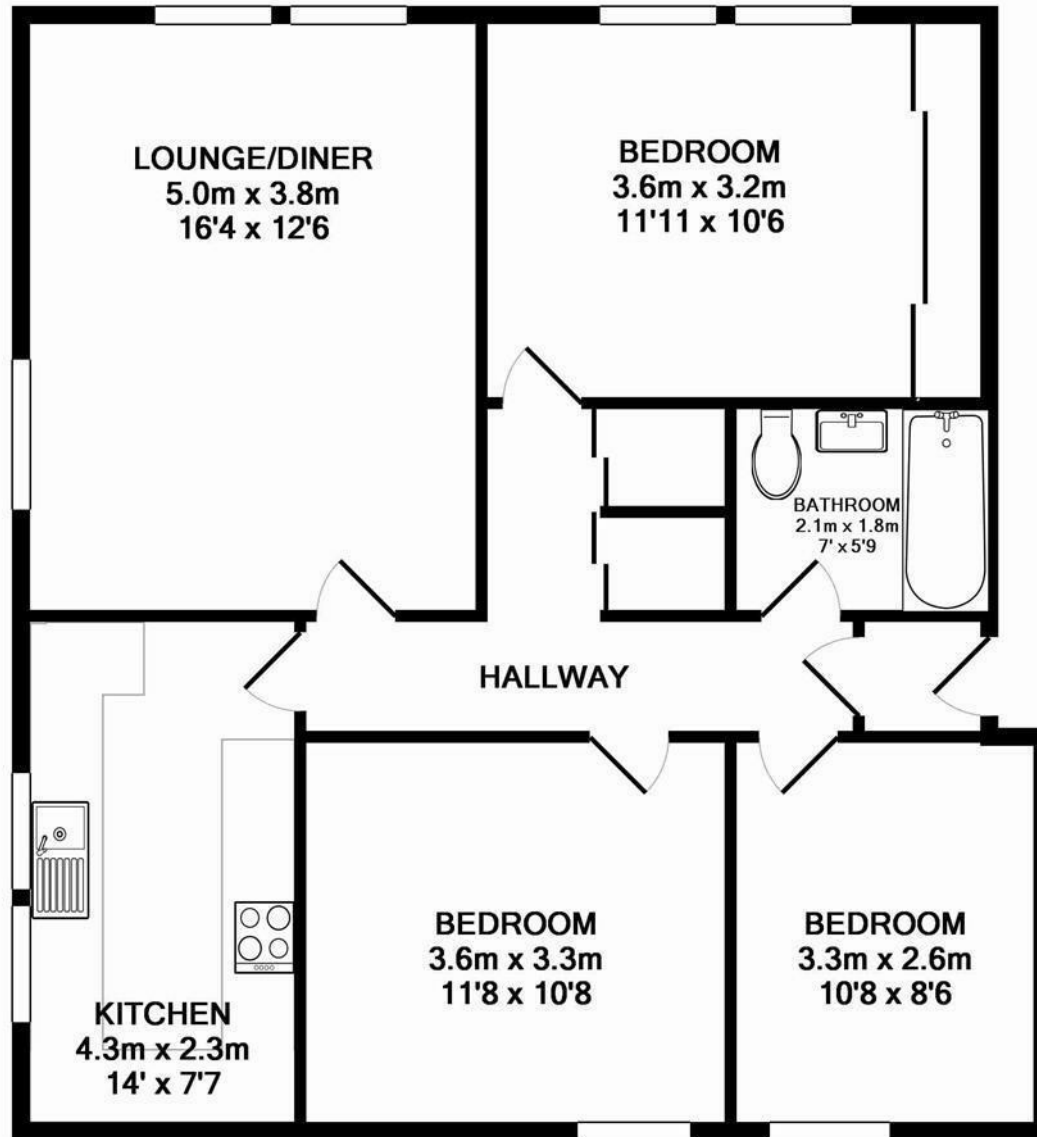


Council:- Brighton & Hove  
Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	81
(69-80) <b>C</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	

# Spencer & Leigh



TOTAL APPROX. FLOOR AREA 75.4 SQ.M. (811 SQ.FT.)  
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