



23, Rissom Court, Brighton, BN1 6RE

Spencer
& Leigh

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Brighton, BN1 6RE

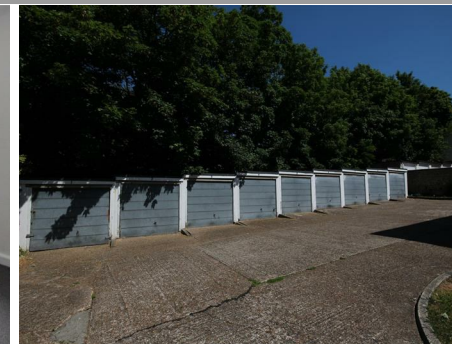
£1,395 PCM -

- Spacious first floor flat
- Two double bedrooms
- Pleasant lounge with secluded aspect
- Kitchen with appliances
- White bathroom suite
- Freshly decorated with newly fitted carpets
- UPVC double glazed windows & electric heating
- Communal gardens, garage and parking
- Available immediately, unfurnished
- Popular Preston Park location

A spacious and well presented two bedroom flat with its very own garage, conveniently located on the first floor of Rissom Court, which stands within private grounds a short walk from Preston Park station. Upon entering, the freshly painted interior and newly laid carpets create a great first impression. From here you are greeted by a larger than usual entrance hall with storage cupboards, there is a pleasant lounge with a secluded aspect, a kitchen with appliances, two bedrooms and a bathroom featuring a white suite. The flat features UPVC double glazed windows and electric heating, together with a recently upgraded security door entry phone system. Conveniently, there is communal off road parking, in addition to the garage and well maintained gardens. Preston Park with its open green spaces and trendy cafes is located close by. Available immediately, on an unfurnished basis. Viewing is recommended. COUNCIL TAX - BAND B



Harrington Road is ideally situated for all amenities including what are considered to be good local schools for all age groups, conveniently located nearby as well as a Sainsburys Local. All local travel networks are within easy reach including buses in and out of the city as well as Preston Park Railway Station providing links to London and along the coast.



Entrance hall

Living room
12'4 x 9'9

Kitchen
9'5 x 8'5

Master bedroom
15'7 x 8'5

Bedroom two
12'10 x 12'

Bathroom
8'5 x 6'5



Council:- Btn & Hove
Council Tax Band:- B



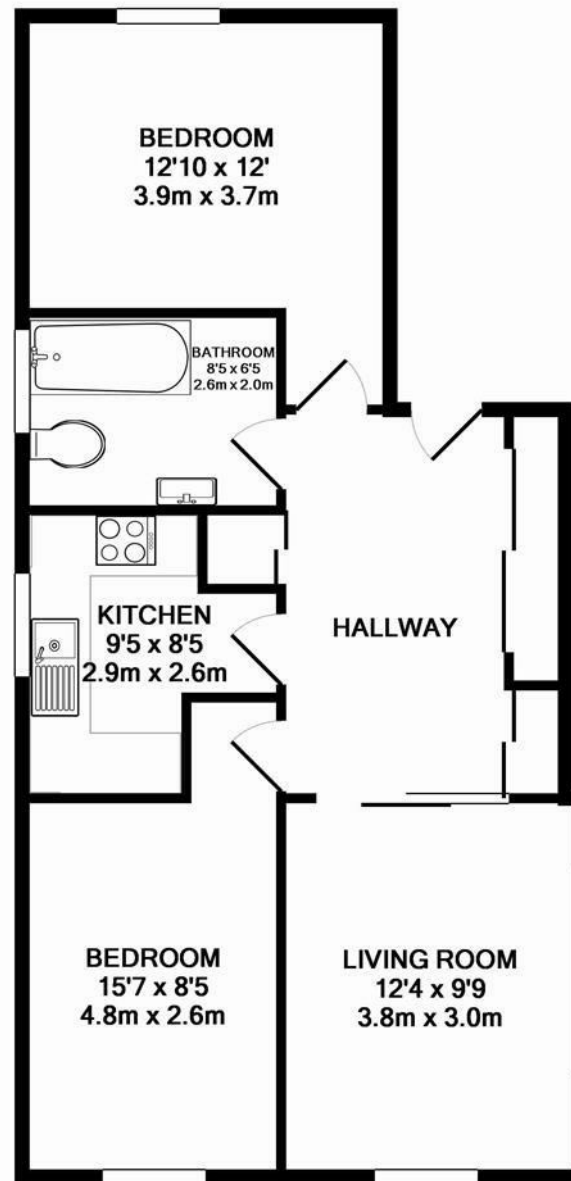
Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 SQ.M.)
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