



Approximate total area⁽¹⁾
539.42 ft²
50.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Total Area Approx sq ft

Flat 20, Rissom Court 3 Harrington Road, Brighton, BN1 6RE

To view, contact John Hilton:
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132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

PCM £1,600 PCM

Flat 20, Rissom Court 3 Harrington Road, Brighton, BN1 6RE

- 2 double bedrooms, ground floor flat
- Available 07 August 2024
- Modern neutral décor
- Secure bike store
- Separate living room and kitchen
- Property benefits from a modern bathroom with underfloor heating
- Modern kitchen, with underfloor heating and appliances
- Situated in the popular Preston Park Area
- Large master bedroom with built-in cupboards
- Off-street parking with a permit from the managing agent (to be organised with the landlord on move in)
- Council tax band B
- 12-month tenancy

• A holding deposit of £369.23 will be required to secure the Property which is equivalent to 1 week's rent. Once referencing is complete the Holding Deposit will go toward the first month's rent

• The above details are intended for information purposes only and do not constitute an offer or form part of a contract. A tenancy will be granted subject to referencing and contracts



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **B**