



Harrington Road, Brighton, BN1 6RF

welcome to

Harrington Road, Brighton

A beautifully presented period conversion first floor one bedroom flat located in a residential and highly popular part of Preston Park. This property is being sold without an onward chain and is ready to view immediately,



A stunning one bedroom first floor apartment forming part of this lovely Victorian property. The property is within a short walk to both Preston Park Station and Preston Park. The property benefits from a large reception room with engineered wooden floors, high ceilings, feature fireplace and a south facing bay window. The integrated open plan kitchen with wood block work surfaces is in a stunning condition. The property further benefits from a double bedroom with south facing sash window and a lovely feature fireplace. There is also an en-suite shower room. This property has been finished to an extremely high standard throughout and is in a highly desirable location.



Total floor area 40.3 m² (434 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Harrington Road is ideally located in the popular conservation area of Preston Park, perfect for commuters, being 0.3 miles from Preston Park station with its links to Gatwick and London Victoria. Local bus services provide access to Brighton city centre and the seafront and convenient local shopping amenities/mini supermarket are available close by. Preston Manor and Preston Park itself which offers an array of recreational facilities within its 67 acres including eight tennis courts, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging are within walking distance of the property.

Key Information

Schools

Primary: St Bernadette's Catholic Primary School - 0.1 miles, Balfour Primary School - 0.4 miles, Stanford Infant School - 0.6 miles, Stanford Junior School - 0.7 miles, Downs Junior School - 0.8 miles, Hertford Infant School - 0.8 miles, Downs Infant School - 0.8 miles, Hertford Junior School - 1.1 miles, Patcham Infant School - 1.1 miles, Westdene Primary School - 1.2 miles, Patcham Junior School - 1.2 miles.

Secondary: Dorothy Stringer School - 0.3 miles, Varndean School - 0.6 miles, Varndean College - 0.6 miles, Downs View Link College - 0.6 miles, Cardinal Newman Catholic School - 0.8 miles, BHASVIC College - 1.6 miles.

Train Stations

Preston Park Station - 0.3 miles
London Road Station - 0.8 miles
Brighton Mainline Station - 1.2 miles

Amenities

Sainsbury's (Preston Road) - 0.5 miles
Fiveways Shopping Parade - 0.7 miles
Patcham Village - 1.0 miles
Preston Circus/London Road Shopping - 1.0 miles
Sainsbury's Local (Carden Avenue) - 1.4 miles
Seven Dials Shopping Parade - 1.5 miles
Sainsbury's (New England Street) - 1.6 miles
Pavilion Retail Park (Lewes Road) - 1.7 miles
M&S Simply Food (Carden Avenue) - 2.0 miles
Asda Superstore (Hollingbury) - 2.2 miles
Brighton City Centre - 2.6 miles

Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.

Additional Information

Just to the left of the main door there is a communal area and bike shed.

welcome to

Harrington Road, Brighton

- SHARE OF FREEHOLD
- DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM
- 20' OPEN PLAN LOUNGE/ KITCHEN
- FIRST FLOOR APARTMENT
- PERIOD FEATURES
- NO ONWARD CHAIN
- COMMUNAL AREA & BIKE SHED TO THE LEFT OF THE MAIN ENTRANCE
- 0.3 MILES TO PRESTON PARK STATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106406



Property Ref:
PRP106406 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk