



Harrington Mansions, Harrington Road, Brighton, BN1 6RE

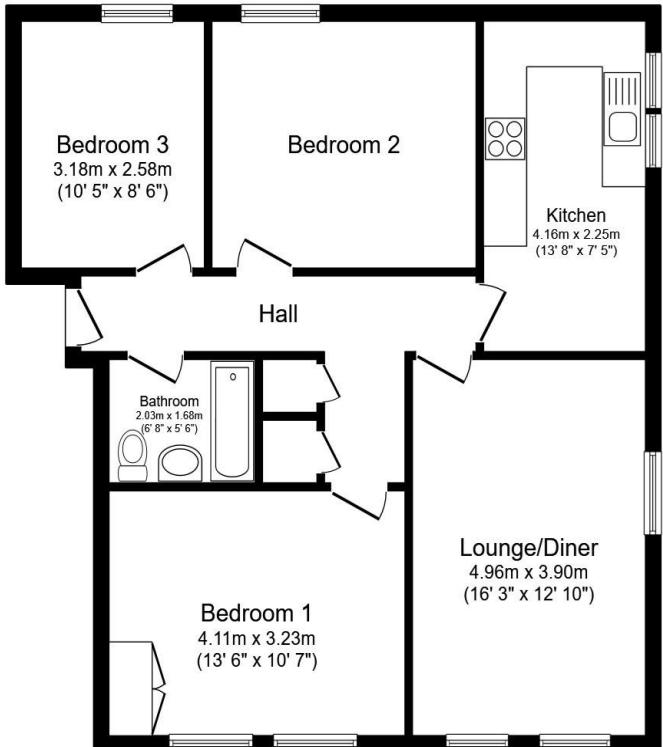
welcome to

Harrington Mansions, Harrington Road, Brighton

Chain-free ground floor flat! Boasting a spacious lounge, fitted kitchen, and three bedrooms. Ideally located close to the station and benefits from communal gardens. A perfect opportunity – don't miss out!



CHAIN FREE!! Unlock the potential of this ground floor flat! Boasting a bright & airy lounge, a functional kitchen, and three bedrooms, this property offers the perfect blend of convenience & comfort. Located just a stone's throw from the station and featuring access to communal gardens this chain-free flat is an ideal opportunity for first-time buyers or savvy investors.



Total floor area 74.5 m² (802 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.propertybox.io

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

Train Stations

Preston Park Station - 0.3 miles
London Road Station - 1.2 miles
Brighton Mainline Station - 1.7 miles

Amenities

Sainsbury's (Preston Road) - 0.6 miles
Fiveways Shopping Parade - 0.8 miles
Patcham Village - 0.9 miles
Preston Circus/London Road Shopping - 1.3 miles
Seven Dials Shopping Parade - 1.4 miles
Pavilion Retail Park (Lewes Road) - 1.8 miles
M&S Simply Food (Carden Avenue) - 2.1 miles
Asda Superstore (Hollingbury) - 2.4 miles
Brighton City Centre - 2.7 miles

Main Roads

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

welcome to Harrington Mansions, Harrington Road, Brighton

- CHAIN FREE
- GROUND FLOOR, 3 BEDROOMS
- SPACIOUS LOUNGE
- SEPARATE KITCHEN
- COMMUNAL GARDENS
- CLOSE TO STATION
- EASY ACCESS TO A23/A27 ROAD NETWORK

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1706.58

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 127 years from 01 Feb 1982. 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

£350,000



view this property online fox-and-sons.co.uk/Property/PRP106617

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.



Property Ref:
PRP106617 - 0004



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