



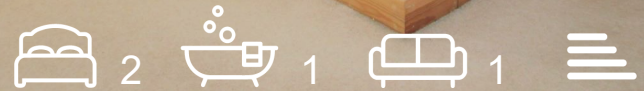
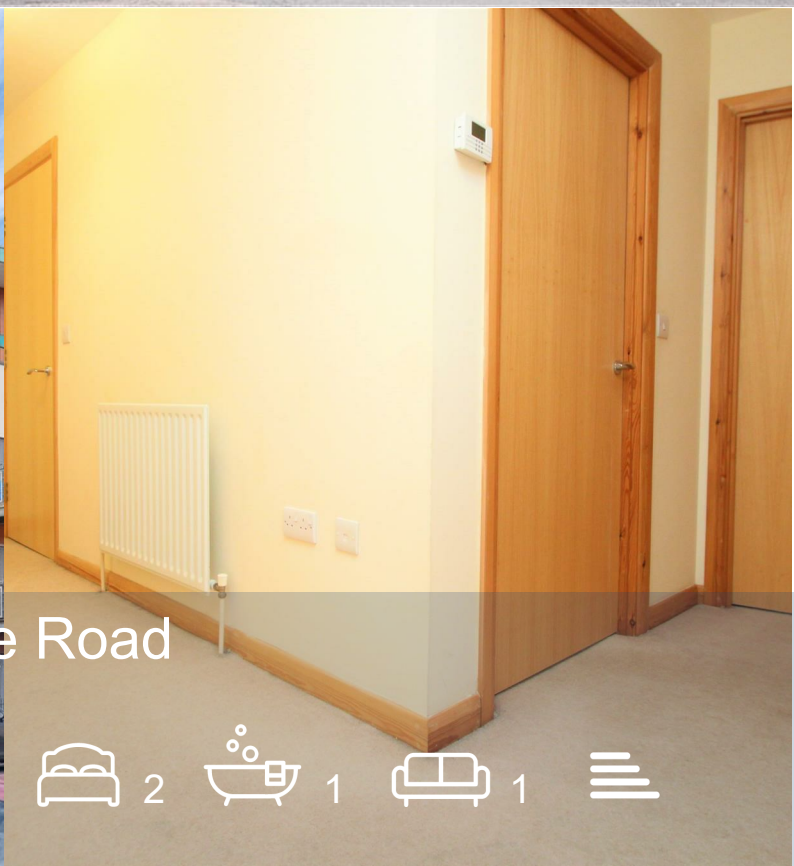
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4 Harrington House Roedale Road

, Brighton, BN1 7GX

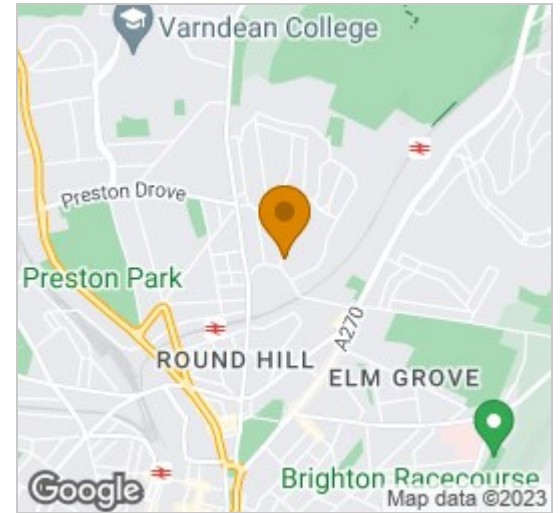
Guide price £300,000



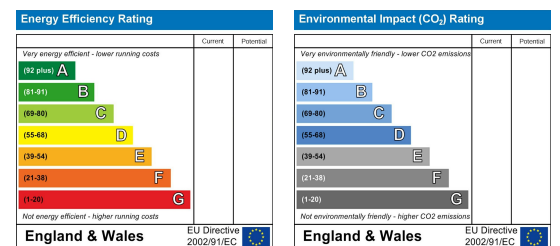
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- 2 Double Bedrooms
- Communal Gardens
- Large Living/Kitchen Area
- No Onward Chain
- Lift Within Building
- Must Be Viewed



Guide Price £300,000-£325,000

Avard Estate Agents are pleased to offer for sale this 2 bedroom second floor flat with private balcony and considered to be in excellent order throughout. This stylish property forms part of the recently built and well maintained Harrington House and also benefits from having a large communal roof terrace and bicycle store and free on street parking. Accommodation comprises of stairs and lift to first floor, large entrance hall, 17ft open plan living room/kitchen, living room area, kitchen area, leading to private balcony, 2 bedrooms and bathroom.

Situated in the popular Hollingdean area close to local shops in Hollingbury Place and a short walk to the Fiveways with its range of coffee shops, restaurants, bars and shopping facilities. Varndean, Dorothy Stringer and Balfour schools which have excellent reputations are within easy walking distance. Hollingbury Park, Hollingbury Golf course, Blakers Park and Preston Park are all within easy reach providing their recreational facilities and local bus services pass nearby providing access to Brighton City centre and seafront. Brighton mainline train station with its commuter links to Gatwick and London can be found approximately 1 mile away. This beautifully presented property must be viewed to be fully appreciated, Call to view.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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