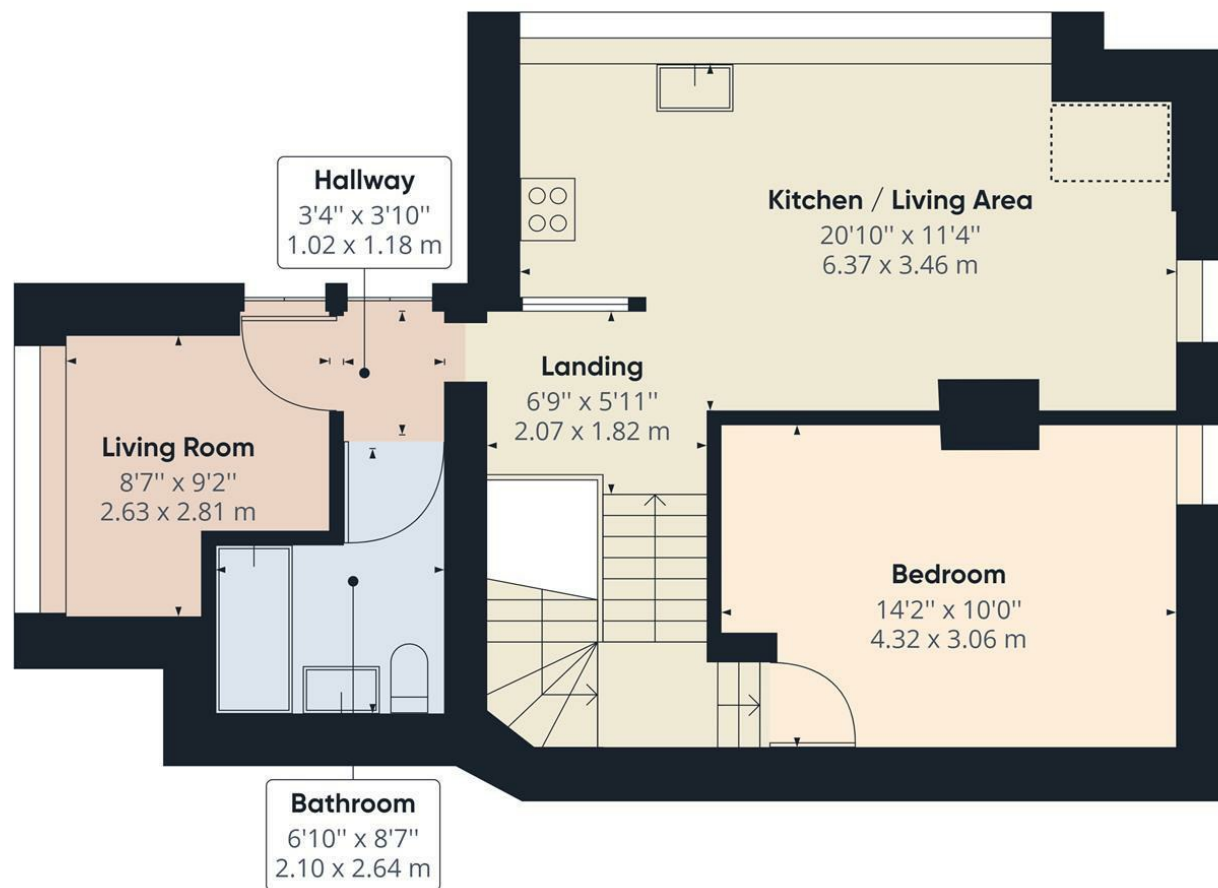


JohnHilton

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Est 1972



Approximate total area⁽¹⁾

558.22 ft²
51.86 m²

Reduced headroom
9.25 ft²
0.86 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

9 Rissom Court, 3 Harrington Road, Brighton, BN1 6RE

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

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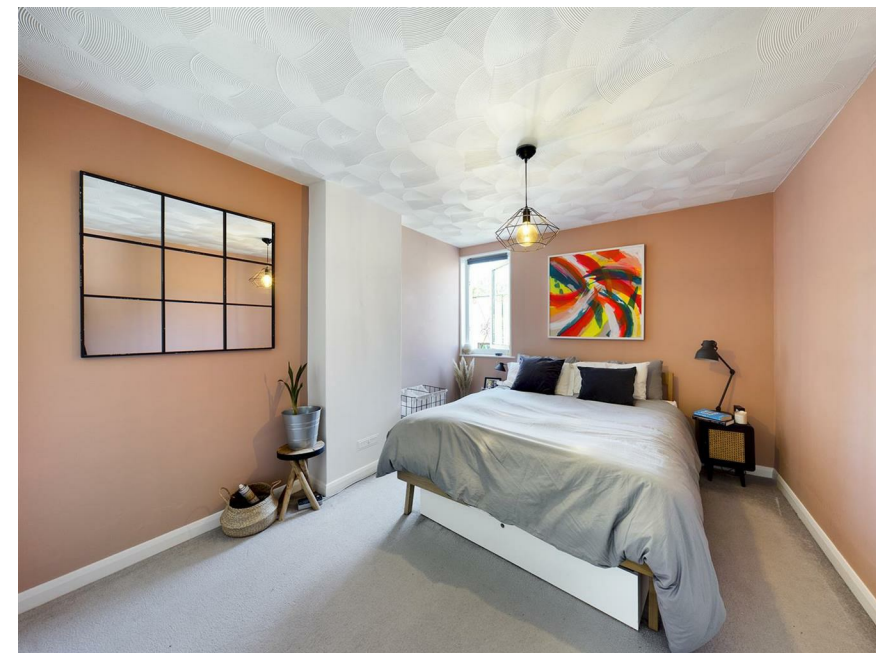


9 Rissom Court, 3 Harrington Road, Brighton, BN1 6RE

- 1 double bedroom & 1 single bedroom maisonette
- Available 18 August 2026
- Modern neutral décor
- Unfurnished with white goods
- Open-plan living room and kitchen
- Bathroom
- Popular location, close to Preston Park
- Council tax band B
- Bike storage (secure)
- Permit for off-street parking

• A holding deposit of £380.76 will be required to secure the Property, 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		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
		68
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **B**