



23 Rissom Court, Harrington Road, Brighton, BN1 6RE

**Spencer  
& Leigh**

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Brighton, BN1 6RE

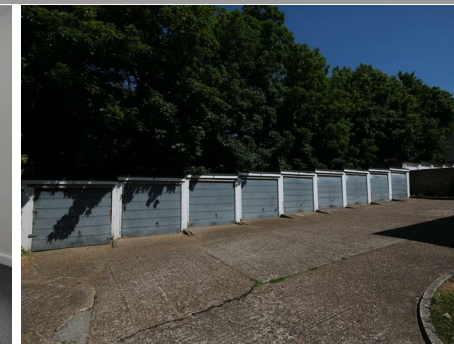
Price £299,950 - Leasehold - Share of Freehold

- Well presented two bedroom flat
- Located on the first floor
- Freshly decorated with newly fitted carpets in 2025
- Practical kitchen with storage and appliances
- White bathroom suite
- Electric heating and double glazed windows
- Garage
- No on-going chain
- Great location
- Viewing recommended

Rissom Court is a popular block tucked away in a leafy corner, not far from Preston Park mainline station. This particular flat occupies a great spot on the first floor which benefits from a bright and airy aspect. The lounge has a secluded dual aspect and both bedrooms are considered to be good size double rooms. The kitchen has plenty of space for storage and appliances and the bathroom features a white suite. Conveniently, there is a garage within the grounds which if you don't want for your own purposes, could be let out separately for circa £100pcm. Rissom Court benefits from a video entry phone system and well maintained communal gardens. Preston Park with it's array of shops and open green space is located a short walk away. Viewing is highly recommended.



Harrington Road is ideally situated for all amenities including what are considered to be good local schools for all age groups, conveniently located nearby as well as a Sainsburys Local. All local travel networks are within easy reach including buses in and out of the city as well as Preston Park Railway Station providing links to London and along the coast.



Communal Entrance  
 Stairs rising to all Floors  
 Entrance  
 Entrance Hallway

Living Room  
 12'4 x 9'9

Kitchen  
 9'5 x 8'5

Bedroom  
 15'7 x 8'5

Bedroom  
 12'10 x 12'

Family Bathroom  
 8'5 x 6'5

**OUTSIDE**

Communal Gardens  
 Communal Parking

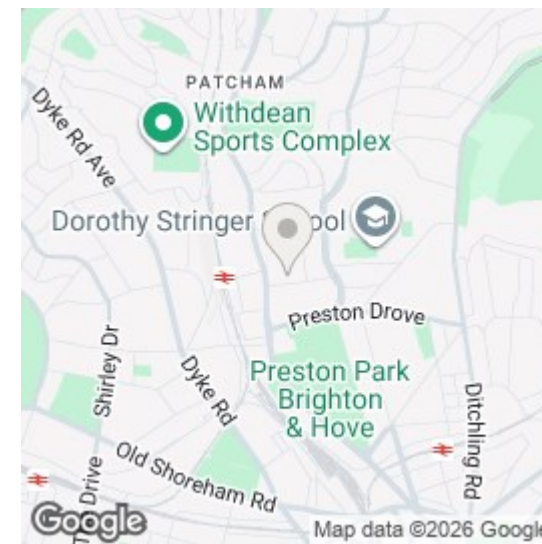
**Property Information**

939 years remaining on the lease  
 Service Charge - £2,184.00 p/a  
 Ground Rent - £20.00 p/a  
 Council Tax Band B: £2,006.23 2026/2027  
 Utilities: Mains Electric. Mains water and sewerage  
 Parking: Garage, Residents parking and restricted on street parking - Zone 10  
 Broadband: Standard 17 Mbps, Superfast 59 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)  
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

**t:** 01273 565566

**w:** [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
 Council Tax Band:- B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 SQ.M.)  
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