



# 11 Harrington Place, Brighton, BN1 7HL

## £2,000 PCM

A FANTASTIC three bedroom Semi-Detached FAMILY HOME, close to FIVEWAYS with GARAGE and DRIVEWAY. The property, which is over 3 floors, benefits of a LARGE ground floor OPEN PLAN kitchen and dining area, with the first floor comprising of the master bedroom, family bathroom and rear facing lounge. Stairs lead to two double bedrooms on the second floor with extensive storage. The beautifully kept rear garden is accessible from the ground floor. and the large GARAGE is accessed from an internal door or from the driveway. UNFURNISHED. EPC Rating D. Council Tax Band C. Deposit £2,275 Available from 28th February.

**Entrance Porch**

Door to:

**Large Entrance Hall**

Internal door leading to garage.

**Lounge**

L shaped room with views to rear.

**Kitchen/Diner**

Modern kitchen/diner with range of grey wall, base & drawer units, work surfaces over, 1.5 bowl stainless steel single drainer sink unit mixer tap, gas hob & oven, space for a large American style fridge/freezer, washing machine, dishwasher. Laminate flooring, spotlights, double glazed window and double glazed door to garden.

**First Floor**

**Bathroom**

Large family bathroom with white suite comprising panelled bath and overhead shower, shower screen, wall mounted semi-pedestal wash hand basin, low level WC. Tiled walls, double glazed window.

**Bedroom 1**

Front facing double bedroom with built in cupboards.

**Second Floor**

**Bedroom 2**

Front facing double bedroom with extensive storage access.

**Bedroom 3**

Rear facing double bedroom with extensive storage access.

**Outside**

**Rear Garden**

Laid to artificial grass, easy to maintain.

**Total approx floor area**

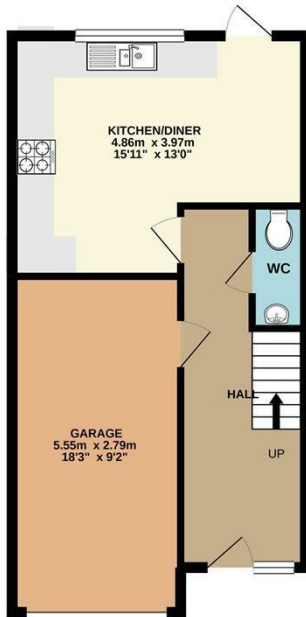
113.0 sq.m (1,220 sq.ft)

**Council Tax Band C**

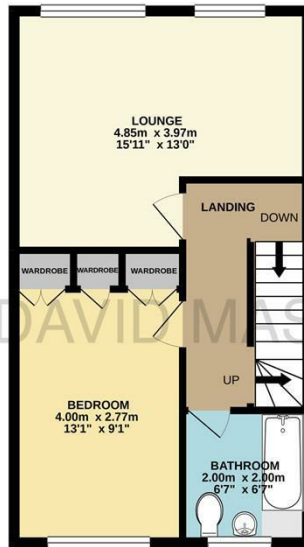




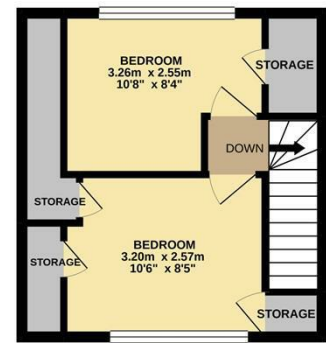
GROUND FLOOR  
44.5 sq.m. (479 sq.ft.) approx.



1ST FLOOR  
42.4 sq.m. (457 sq.ft.) approx.



2ND FLOOR  
26.4 sq.m. (284 sq.ft.) approx.



TOTAL FLOOR AREA : 113.3 sq.m. (1220 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

#### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.  
Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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