



3, Harrington Road, Brighton, BN1 6RE

Spencer
& Leigh

3, Harrington Road,
Brighton, BN1 6RE

£1,195 Per Month -

- One bedroom ground floor flat
- 15' dual aspect lounge
- Modern style kitchen
- White bathroom suite with shower over bath
- Communal parking available
- Available mid April
- Unfurnished
- Short walk to Preston Park Station
- Exclusive to Spencer & Leigh
- Call now to arrange your viewing

Tucked away in a secluded, leafy spot and being situated within walking distance of Preston Park mainline station, this one bedroom ground floor flat is offered to let from mid April, unfurnished. The flat boasts a 15' dual aspect lounge with laminate flooring, a modern fitted kitchen with integrated appliances, a double bedroom and white bathroom suite with shower over bath. An added benefit includes communal parking on site for convenience. The well presented neutrally decorated accommodation provides a bright and airy living space. Our landlord has requested no pets due to a restriction on the lease. Exclusive to Spencer & Leigh. Call now to arrange your viewing. COUNCIL TAX - BAND B.



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.



Entrance hall

Living room
15'5 x 9'3

Kitchen
10'6 x 5'2

Bedroom
15'5 x 10'

Bathroom
10' x 6'10

Property Information

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains electric, water and sewerage

Parking: Residents parking and roadside permit parking, zone 10

Broadband: Standard 17 Mbps, Superfast 76 Mbps, Ultrafast 1800 Mbps

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

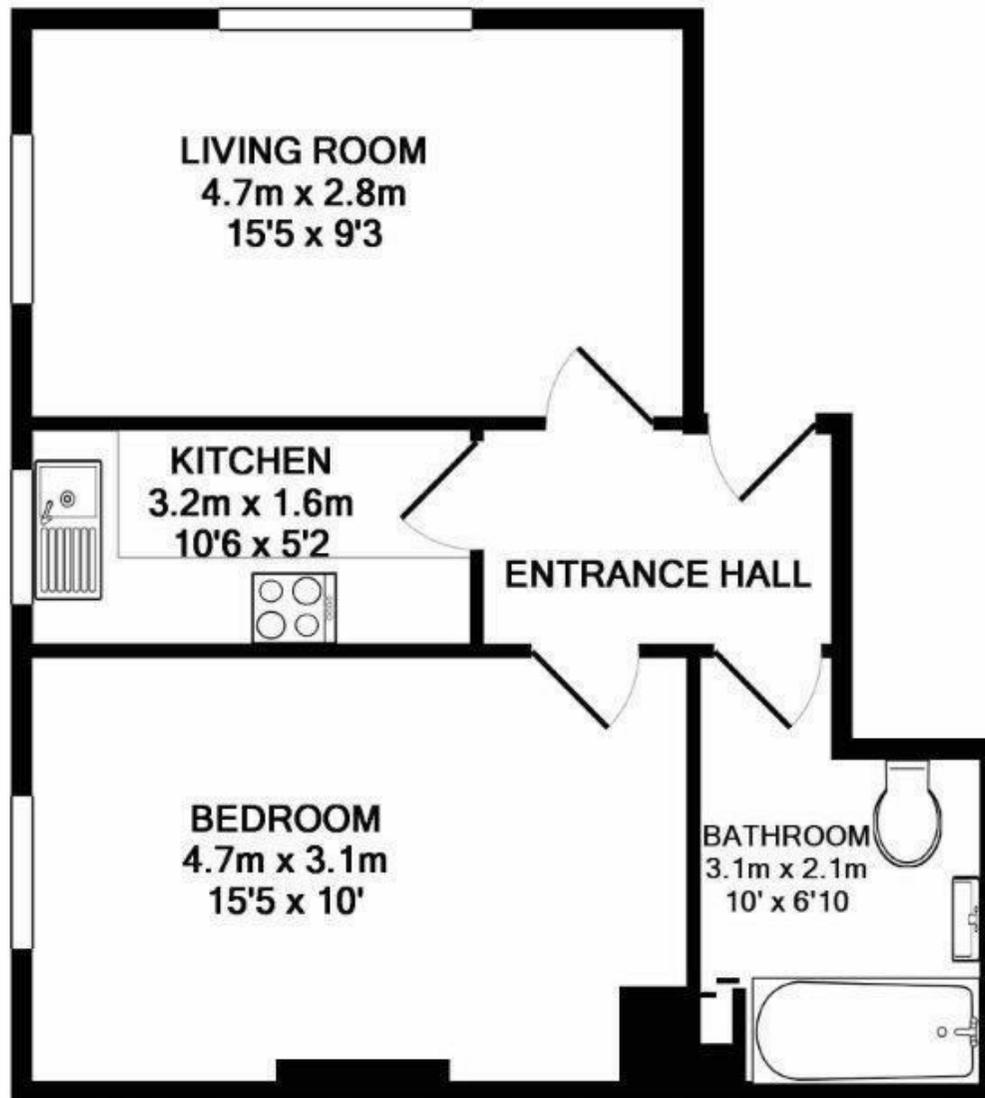


Council:- Brighton & Hove
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 





TOTAL APPROX. FLOOR AREA 41.7 SQ.M. (448 SQ.FT.)
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