

**Spencer
& Leigh**



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

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Guide Price £275,000 - £300,000 Leasehold
- Share of Freehold

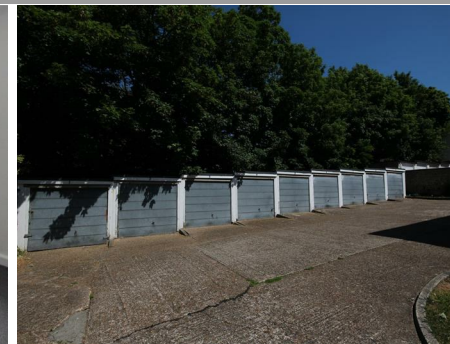
- Two bedroom flat purpose built flat
- Located on the first floor
- Freshly decorated with newly fitted carpets in 2025
- Practical kitchen with storage and appliances
- Requires some modernisation
- Electric heating and double glazed windows
- Garage
- No on-going chain
- Great location
- Viewing recommended

****GUIDE PRICE £275,000 to £300,000****

Rissom Court is a popular block tucked away in a leafy corner, not far from Preston Park mainline station. Whilst requiring some modernisation, the property is priced to reflect this. 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

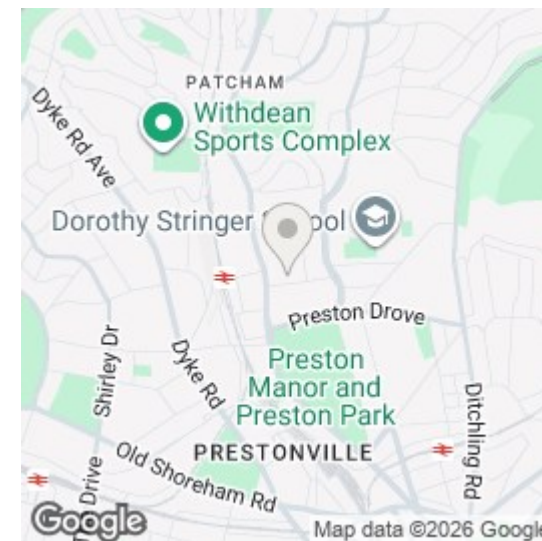
Property Information

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.

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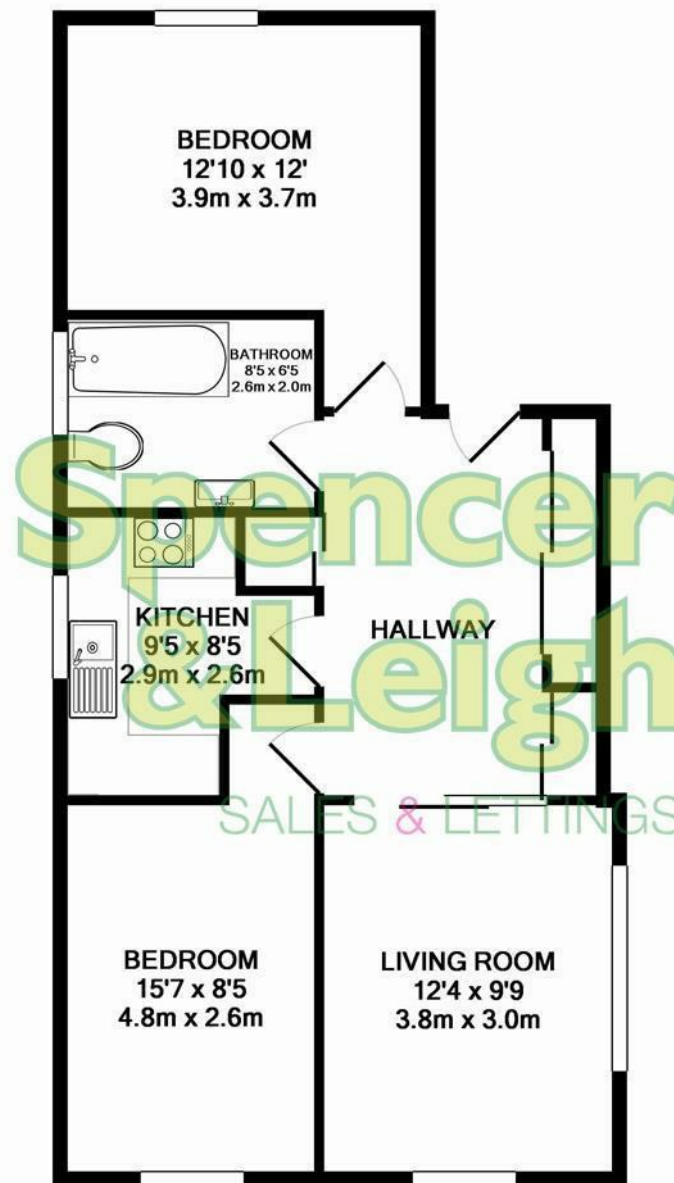


Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

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





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