

Spencer  
& Leigh

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



## 22 Rissom Court, Harrington Road, Brighton, BN1 6RE

Price £315,000 - Leasehold - Share of Freehold

- Stylish purpose built flat
- Two good size bedrooms
- Immaculately presented throughout
- Smart Wi-Fi enabled heaters
- No onward chain
- Excellent location with easy access to Preston Park & Railway station
- Located on the first floor of this low rise block
- Garage
- Communal Residents Parking with two permits
- Internal inspection considered essential

Welcome to Rissom Court, a highly sought-after block nestled in a tranquil, leafy corner, just a stone's throw from Preston Park mainline station. This charming first-floor flat offers an exceptional living experience with its bright and airy ambience that invites you in from the moment you step through the door.

The spacious lounge features a secluded dual aspect, providing the ideal retreat for relaxation and unwinding after a busy day. Both bedrooms are generous double rooms, designed for comfort and offering ample space for your personal sanctuary.

Prepare to be impressed by the well-designed kitchen, which provides plenty of storage and room for all your appliances, making meal prep a joy. The bathroom is elegantly fitted with a sleek white suite, adding to the contemporary feel of the flat.

What truly sets this property apart is its immaculate condition throughout. With smart-enabled electric heaters, you'll enjoy modern convenience and efficient warmth, ensuring your comfort in every season.

Additionally, this flat comes with a valuable garage located within the grounds, offering the flexibility of personal use or rental out for approximately £100 per month if not needed immediately. With two available parking spaces, you'll have ample accommodations for residents and guests alike.

Safety and convenience are paramount at Rissom Court, equipped with a video entry phone system and beautifully maintained communal gardens that enhance both security and aesthetics. Just a short walk away, you'll find Preston Park with its array of shops and expansive green spaces, making this location even more desirable.

For those eager to make a move without delay, this property is being offered with no chain. Don't miss this opportunity—viewing is highly recommended to truly appreciate everything this wonderful flat has to offer!



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 is 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  
 12'9 x 11'4

Kitchen  
 9'5 x 6'5

Bedroom  
 12'9 x 10'3

Bedroom  
 12'10 x 7'11

Family Bathroom  
 9'5 x 6'10

OUTSIDE

Communal Gardens

Communal Parking

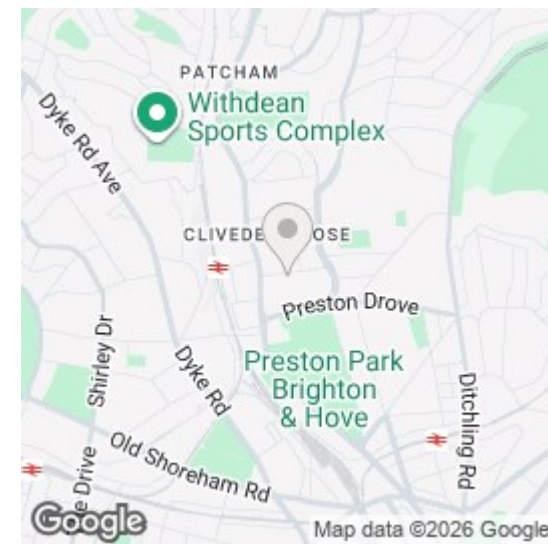
Garage  
 15'9 x 7'11

Property Information  
 939 years remaining on the lease  
 Service Charge - £2,278.92 p/a  
 Zero Ground Rent  
 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 16 Mbps, Superfast 80 Mbps & Ultrafast 1000 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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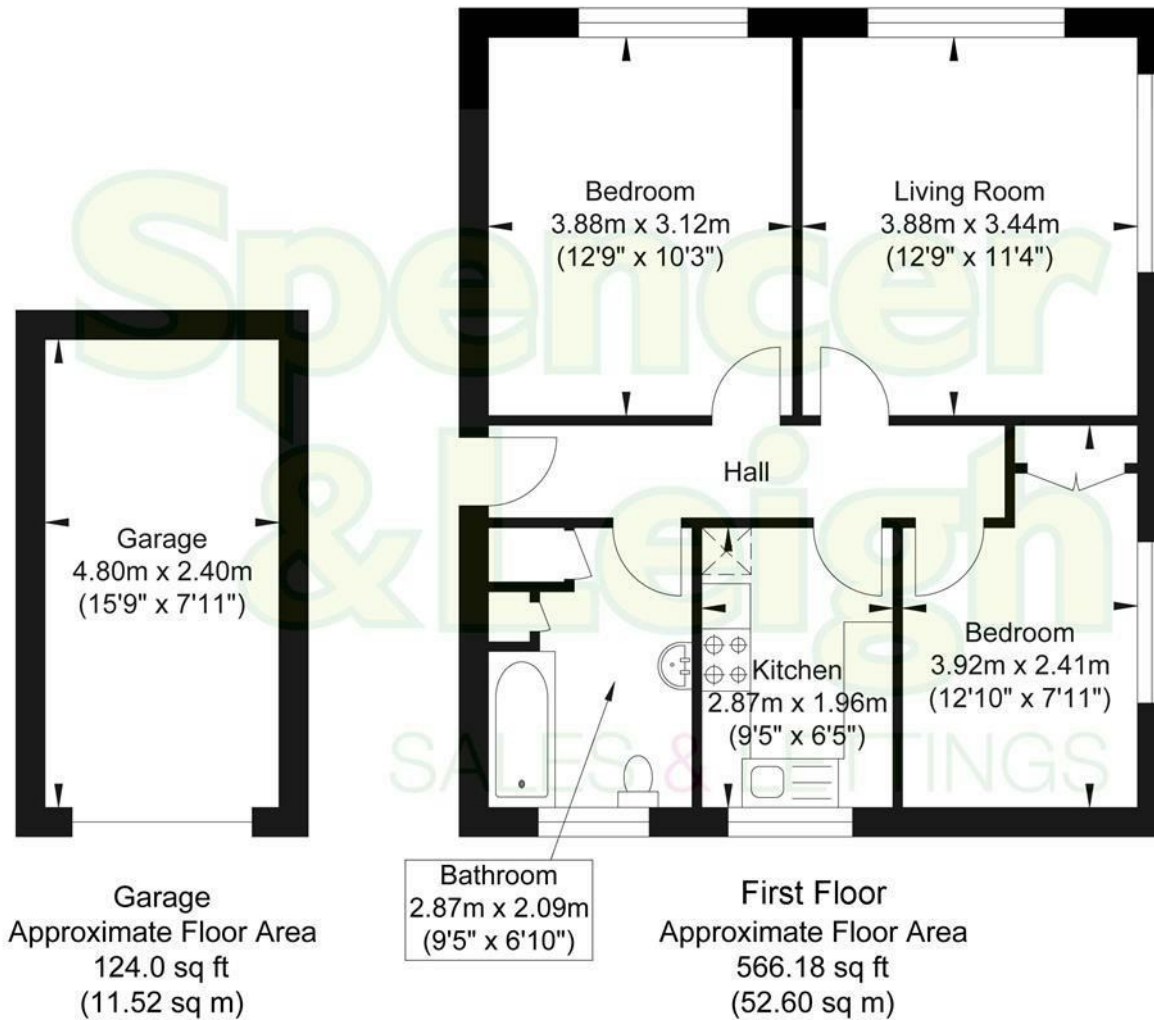
Council:- BHCC  
 Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Harrington Road



Approximate Gross Internal Area (Excluding Garage) = 52.60 sq m / 566.18 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.