



Harrington Road

Brighton

Offers in Region of £325,000



Wonderfully positioned on a tree-lined road near Preston Park, a well-presented TWO BEDROOM, SECOND FLOOR APARTMENT in a desirable PURPOSE-BUILT DEVELOPMENT with a SOUTH-FACING BALCONY and GARAGE and COMMUNAL GARDENS. Sold with NO ONWARD CHAIN.

Set on the second floor of a well-maintained, purpose-built apartment block, this attractive property offers well-proportioned accommodation throughout. The apartment comprises a bright and spacious dual-aspect lounge/diner, with large windows that fill the room with natural light, alongside a separate kitchen. There are two generous double bedrooms, with the principal bedroom benefiting from access to a south-facing balcony. An attractive mosaic-tiled bathroom with an overhead shower, together with a spacious entrance hall featuring built-in cupboards, completes the accommodation.



The private balcony provides an ideal spot for relaxing, while the garage offers secure parking or useful additional storage.

The Local Area

Situated a moment's walk from the leafy gardens of Preston Park, with its historic velodrome, tennis courts, and beautiful rockery, Harrington Road is a quiet, tree-lined residential road that benefits from being close to all that Brighton has to offer.



The plethora of shops, cafes, and bars along Preston Road is right on your doorstep, while the amenities and conveniences of London Road and Brighton city centre are also easily accessible.

Preston Park railway station, with regular services to London and further afield, is a few minutes' walk. Reliable bus services travel into the centre of both Brighton and Hove, the seafront, as well as to Devil's Dyke with its panoramic views and lovely country walks.

When it comes to schools, well-regarded Varndean College and School, Dorothy Stringer, Balfour Primary School, and Downs Infant and Junior are only a short walk, together with a large number of acclaimed Day Nurseries.

Further Information

Harrington Road is located in parking zone 10. The council tax band is B, which is currently charged at £1,910.06 for 2025/26.

EPC rating - C Council Tax - B Parking - 10

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

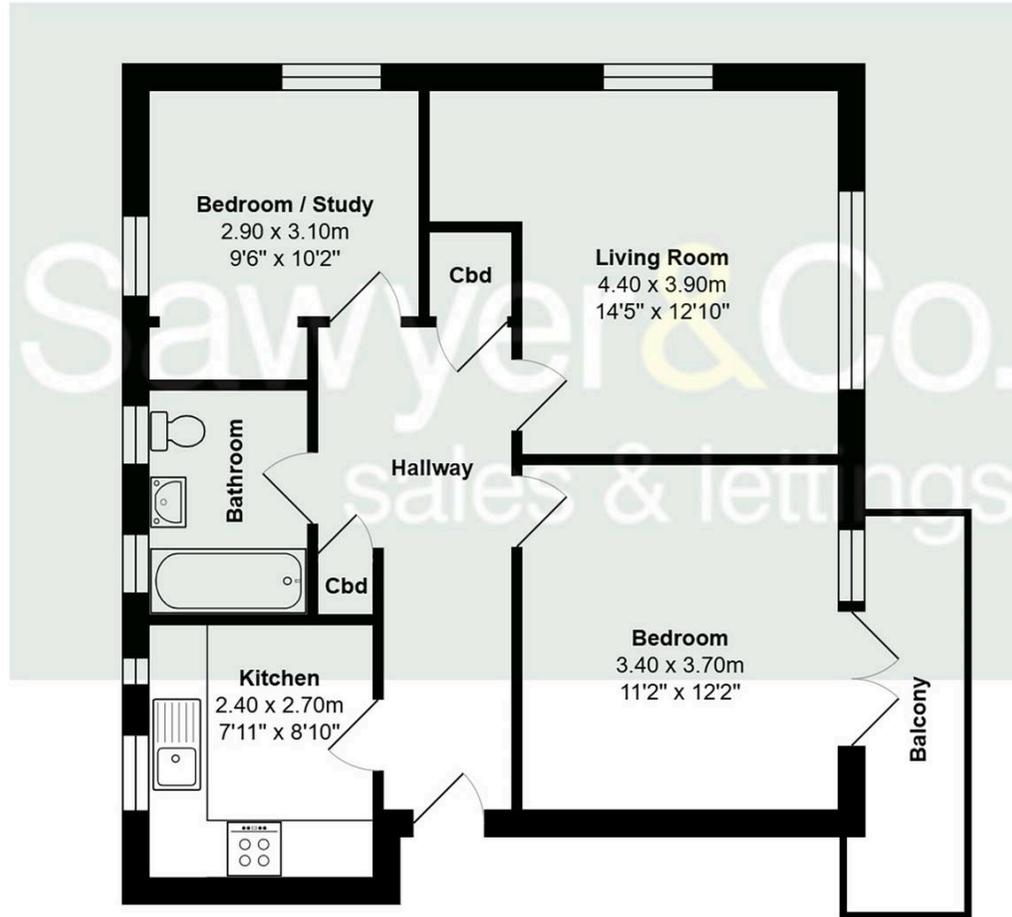
Tenure: Share of Freehold

Unexpired term on lease - 987 years

Service Charge - £2,113.04 pa

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 54.6 m² ... 587 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.