

Spencer
& Leigh



Flat 2, 150 Springfield Road, Brighton, BN1 6DG

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Price £250,000 - Leasehold

- Ground floor apartment
- One double bedroom with dressing room/office
- Large aspect living room with bay fronted window
- Fitted kitchen and bathroom suite
- Neutrally decorated throughout
- 97 year lease, self managed block
- EPC "C" rating and Council tax band A
- Rental income of £1250pcm
- Half a mile from Preston Park station
- No on going chain

Springfield Road is a popular tree-lined street running between Beaconsfield Road and Ditchling Road, close to Preston Circus. The area has long been one of Brighton's most sought-after locations offering easy access to the city centre and being served by London Road Station. The area also benefits from several excellent local pubs and is close to both Blakers Park and Preston Park. Brighton Mainline Station, with its direct commuter links, is approximately 0.8 miles from the property.

The flat itself occupies the ground floor of this converted period property. Access to the apartment is via the smart communal area and into the central hallway. To the front of the property is a bright and spacious bay-fronted lounge. This well-proportioned room offers plenty of space for social seating, as well as a dining table if desired. Back through the hall the bathroom is located on the right and is fitted with a white suite comprising a bath with shower over, low-level WC and wash basin. Next to this is the kitchen, sensibly maximising the space there is a range of wall and base units providing plenty of storage, while a large window to the rear maintains the light. The double bedroom is to the rear and again benefits from lots of natural light, while just off here is the delightful sun room which doubles as the perfect spot for a home office or dressing room.



Popular & sought after location being just a minute's walk away from Preston Park and less than half a mile from Preston Park Railway Station. Close to the hustle and bustle of Preston Circus/London Road with many shops, bars and restaurants. Road networks into and out of the city are easily accessible as are bike lanes and buses.



Entrance

Entrance Hallway

Living Room
16'11 x 12'2

Kitchen
8'4 x 6'1

Bedroom
11'8 x 8'8

Walk-in dressing room/office

Bathroom

Property Information

Council Tax Band A: £1,558.71 2024/2025

97 years remaining on the lease

Service Charge - £1,000 p/a

Ground Rent - £100 p/a

Utilities: Mains Electric, Mains Gas, Mains water and sewerage

Parking: Restricted on street parking - Zone J

Broadband: Standard 6 Mbps, Superfast 200 Mbps and Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Fair/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:- A

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

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TOTAL APPROX. FLOOR AREA 46.6 SQ.M. (501 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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