

**Spencer
& Leigh**



6 Springfield Road, Brighton, BN1 6DA

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Price £275,000 - Share of Freehold

- Ground floor apartment
- Two double bedrooms
- Two independent showers
- Open plan kitchen/living room
- Share of Freehold
- Extended 981 year lease
- Flat plastered walls and ceilings
- Neutrally decorated throughout
- USB plugs throughout
- No on going chain

Situated in the vibrant city of Brighton, this charming ground floor flat offers a delightful living experience. Spanning 504 square feet, the property features two generously sized double bedrooms, making it an ideal choice for couples working from home or sharers, for those seeking a comfortable space to call home.

The flat boasts a well-designed open plan modern fitted kitchen and living room, perfect for entertaining guests or enjoying a quiet evening in. The interior is neutrally decorated, with flat plastered walls and ceilings with a coordinated colour scheme, blinds, radiators, switches, door handles and hinges, that create a bright and airy atmosphere throughout. With two independent showers, convenience and comfort are at the forefront of this property.

One of the standout features of this apartment is the share of freehold and an extended lease of 981 years, providing peace of mind for future ownership. The location is equally appealing, situated close to the lush greenery of Preston Park and the bustling London Road, where you will find an array of pubs, cafes, shops and local amenities. Need easy access to London not a problem you are in easy seven minutes walking distance to both Preston Park and Brighton stations making commuting an absolute breeze.

This ground floor flat on Springfield Road presents an excellent opportunity for those looking to enjoy the best of Brighton living, combining modern comforts with a prime location. Whether you are a first-time buyer or seeking a rental investment, this property is not to be missed.

PLEASE NOTE THESE PHOTOS WERE TAKEN IN APRIL 2023



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.



Communal Entrance

Entrance

Entrance Hallway

Sitting Room/Kitchen
12'11 x 12'10

Bedroom
14'11 x 8'3

En-suite Shower

Bedroom
10'7 x 8'3

En-suite Shower

Separate Cloakroom

Property Information

981 years remaining on the lease - SOF

Zero Ground Rent

Service Charge as and when required

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone J

Broadband: Standard 21 Mbps, Superfast 75 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:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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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Approximate Gross Internal Area = 46.8 sq m / 504 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023