



## Flat 68 Wellend Villas Springfield Road,

£280,000 Leasehold

A very SPACIOUS & well-presented 2 double bedroom ground floor purpose built flat situated in this SOUGHT AFTER location close to London Road station offered for sale with NO ONWARD CHAIN. Other features & accommodation include; a dual aspect OPEN PLAN living room/kitchen, MODERN fitted kitchen & bathroom/WC, gas heating, double glazing & access to a communal ROOF TERRACE. Internal inspection comes highly recommended. Energy Rating: B81 Exclusive to Maslen Estate Agents

Communal front door with secure entryphone leading to:

### **Communal Hallway**

Personal front door with spy hole leading to:

### **Entrance Hall**

Wall mounted door entryphone receiver, radiator, wall mounted digital heating thermostat, built in shelved storage cupboard housing electric fuse box.

### **Open Plan Living Room/Kitchen**

Living Room:

Two radiators, southerly facing double glazed window to front, further double glazed window to side, double glazed door to side opening onto Juliet balcony.

Kitchen Area:

Range of modern fitted wall, base & drawer units with granite effect work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 burner gas hob with electric oven under & cooker hood over, space & plumbing for washing machine, space for upright fridge/freezer, part tiled walls, tiled flooring, recessed spotlights.

### **Bedroom**

Radiator, built in double wardrobe with hanging rail & shelving, double glazed window to side.

### **Bedroom**

Radiator, southerly facing double glazed window to front.

### **Bathroom/WC**

Comprising panelled bath with handgrips & thermostat controlled shower unit over, wash hand basin with mixer tap, low level push button WC, radiator, part tiled walls, cupboard housing electric shower point

### **Council Tax Band C**

### **Total approx floor area**

770 sq.ft (71.5 sq.m.)

### **Parking Zone J**

### **V1**

*What the owner says:*

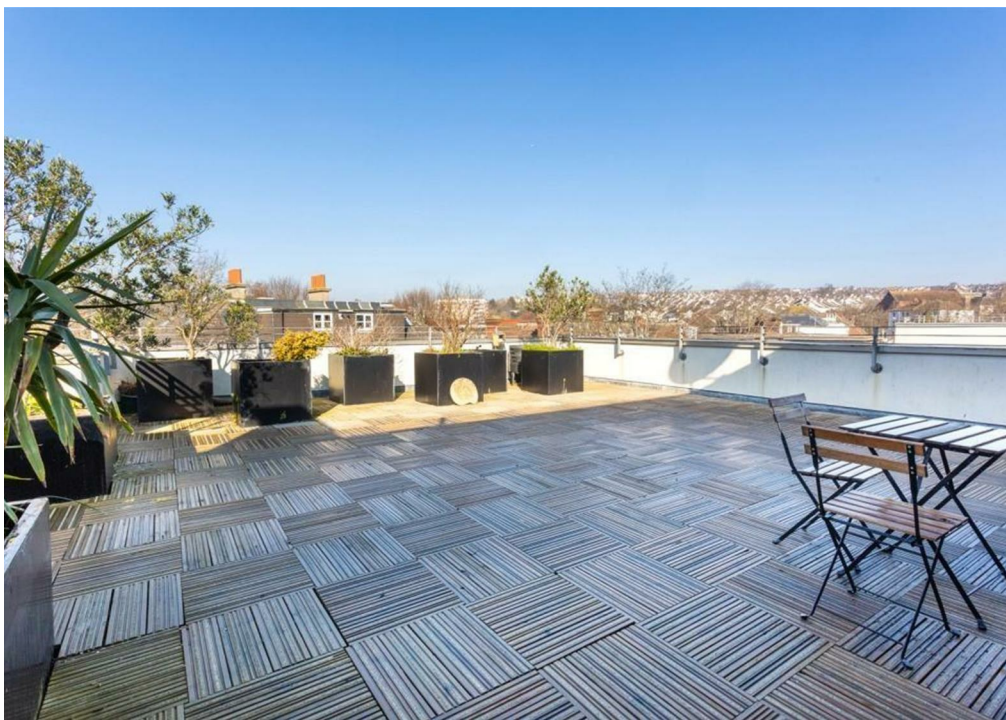
*"We have been very happy being part of Wellend Villas community for 13 years. We were very happy to live there until 2021, since when it's been let out to two sets of tenants. Currently a family.*

*We miss being in such a handy location. We could be on Brighton station platform in 10 minutes, there's easy routes out onto the South Downs, and we could quickly get over to Hove or down to the seafront. Having Preston Park literally on our doorstep was amazing. There was always a corner to find to use as our own: whether parkruns, having birthday parties or conker collecting; we miss Brighton's best park a lot. Also, as two cyclists it was an absolute treat living in one of the rare Brighton homes that's not halfway up a steep hill!*

*The block is very friendly. There's a talented gardening club making the courtyard colourful and tasty every year. There's a good mix of families and older and younger residents making for a nice balance of neighbours.*

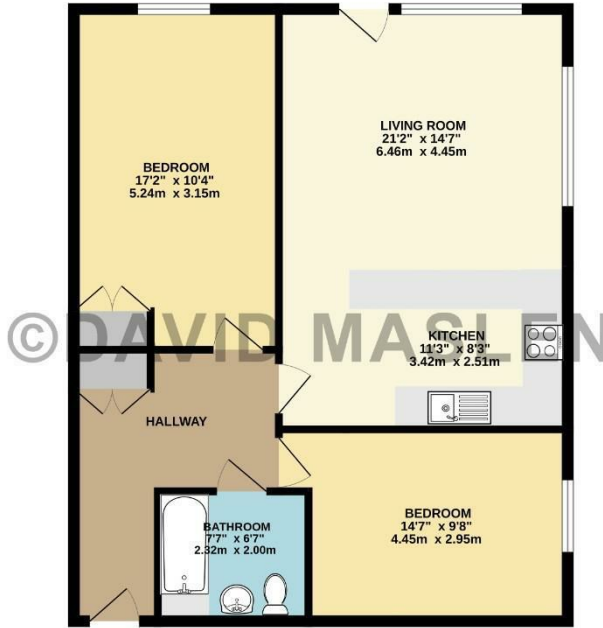
*It's a lovely light flat with a great open plan flow in the front room. The master bedroom is really big, yet calm and cosy. It is a modern development. We bought it as a new build in 2008 (this flat was the show-home, fun fact!). As such it's very well insulated, warm and economical to heat. "*



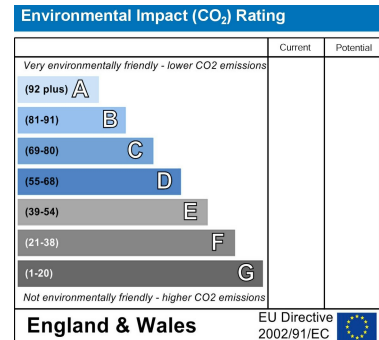
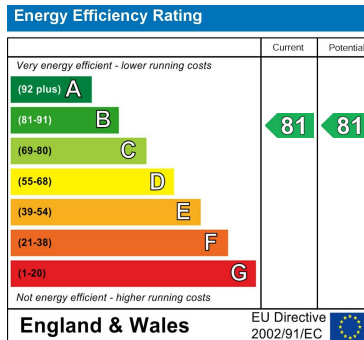




GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.  
Single entry plan only. Not to be used for planning or other purposes. All measurements are approximate and no responsibility is taken for any error. Measurements are for illustration purposes only and should be checked on site for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
 Made with Metronix ©2023



**IMPORTANT**

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

**IMPORTANT**

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.



**OFFICES THROUGHOUT THE CITY**

**LEWES ROAD**

39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

**FIVEWAYS**

290 Ditchling Road,  
Brighton,  
BN1 6JF.  
t: (01273) 566777  
e: fiveways@maslen.co.uk

**WOODINGDEAN**

62-64 Warren Road,  
Woodingdean,  
Brighton BN2 6BA  
t: (01273) 278866  
e: woodingdean@maslen.co.uk

**LETTINGS**

290 Ditchling Road,  
Brighton,  
BN1 6JF.  
t: (01273) 321000  
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.