



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

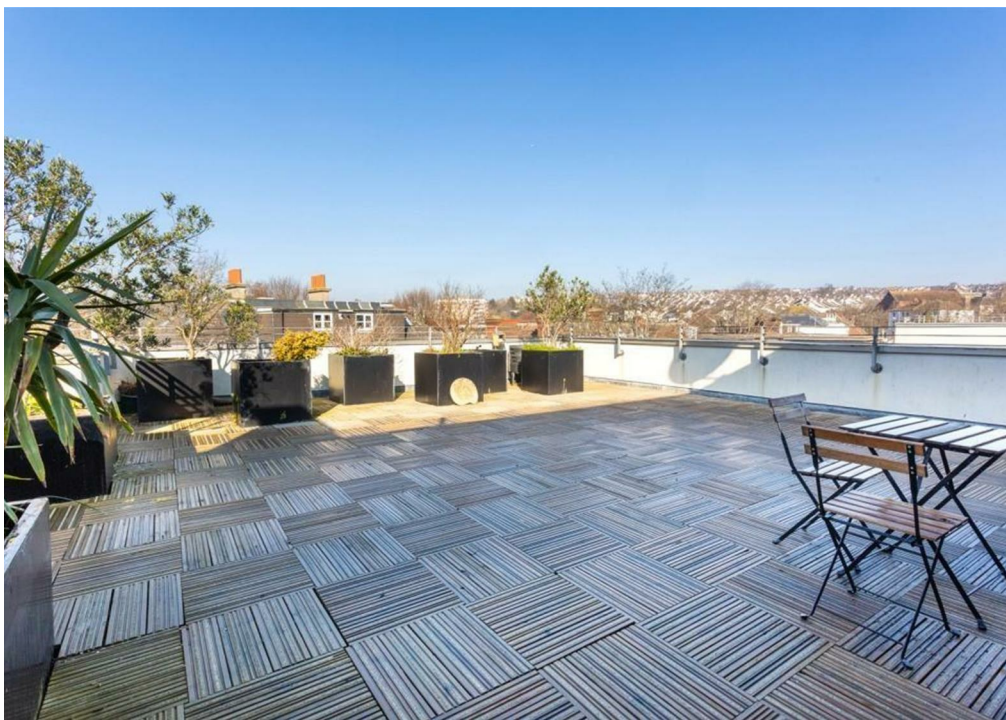
What the owner says:

"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.

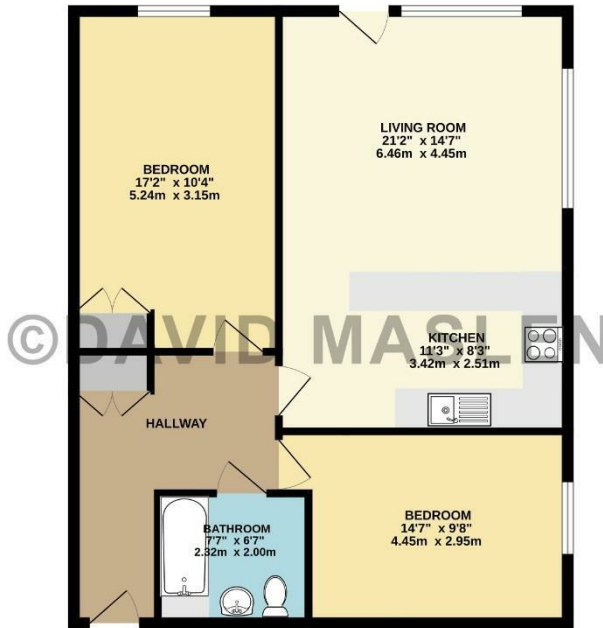
We miss being in such a handy location. We could be on Brighton station platform in 10 minutes, there's easy routes out onto the South Downs, and we could quickly get over to Hove or down to the seafront. Having Preston Park literally on our doorstep was amazing. There was always a corner to find to 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 taken to the face of walls. They are for illustration purposes only and should be used as a guide only for 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

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

IMPORTANT

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