



47A Springfield Road, Brighton, BN1 6DF

Offers over £250,000 Leasehold

SPACIOUS 1 bedroom lower ground floor garden flat situated in this beautiful yellow brick period building on this SOUGHT AFTER tree lined street close to independent shops, cafes, bistro pubs & London road station. The flat is in need of some modernisation but offers huge POTENTIAL. Some of the property highlights include; the large kitchen, gas fired central heating, PRIVATE REAR GARDEN with side access & is available CHAIN FREE. Viewings are highly recommended. Energy Rating: D62 Exclusive to Maslen Estate Agents.

Entrance Lobby

Storage cupboard, door to:

Entrance Hall

Radiator, cupboard housing fuse board & electric meter, doors to:

Lounge

Sash bay window to front, double radiator, shelves in chimney recess, plug in heater.

Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, storage cupboard, sash window to side.

Kitchen

Range of wall & base units with roll edged work surfaces over, 1.5 bowl sink unit with mixer tap & drainer, integrated oven with 4 ring gas hob above & extractor over, space for tall fridge/freezer, space & plumbing for washing machine, wall mounted combi boiler, storage cupboard housing gas meter, part tiled walls, vinyl flooring, 2 x sash windows to rear & side, door to rear garden.

Bedroom

Sash bay window & door to rear garden, radiator, built in wardrobes.

Outside

Front Garden

With mature plant, shrub & hedge borders.

Rear Garden

Private patio rear garden comprising mature plants & shrubs, storage cupboard, outside tap, gated side access to the front, wire fenced & hedged boundaries.

Total approx floor area

609.12 sq.ft. (56.59 sq.m.)

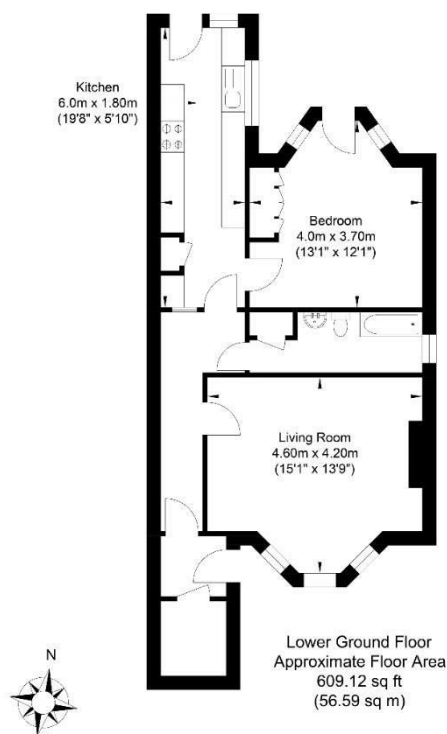
Parking zone J

Council tax band A

V1



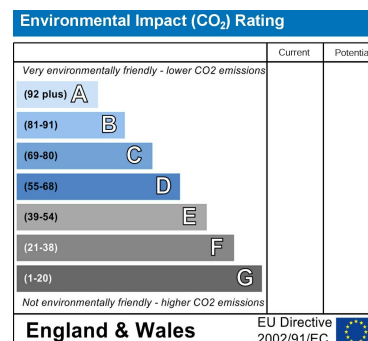
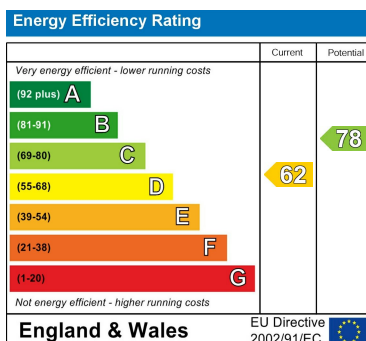
Springfield Road



Approximate Gross Internal Area = 56.59 sq m / 609.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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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.

COVERING THE CITY

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