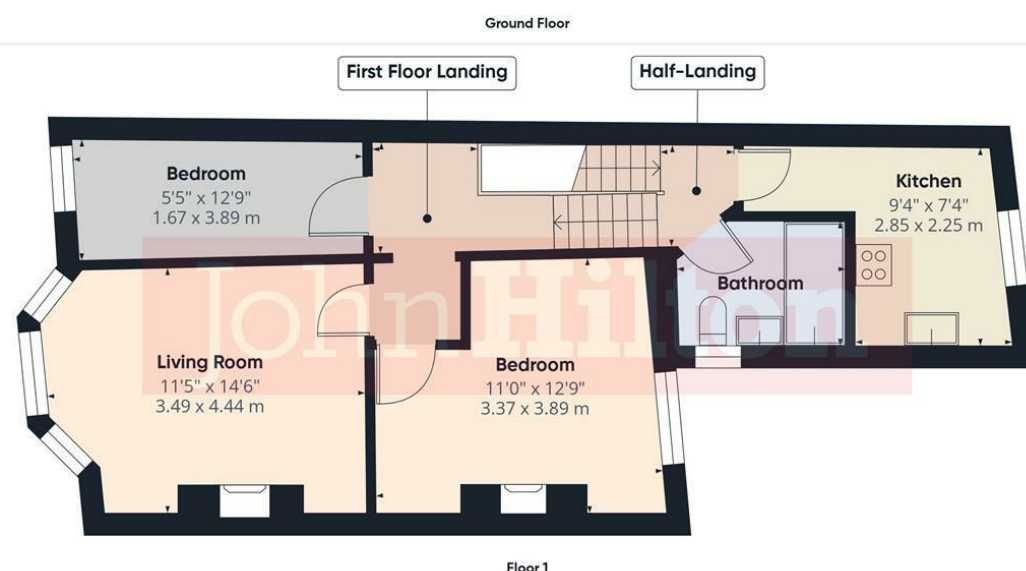
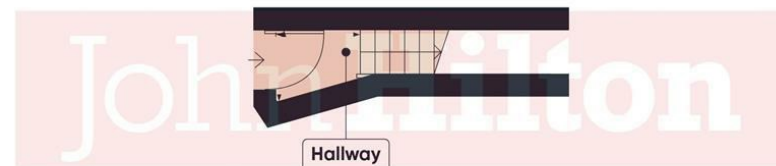


John Hilton

John Hilton

Est 1972



Total Area Approx 567.00 sq ft

First Floor Flat, 36 Springfield Road, Brighton, BN1 6DA

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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First Floor Flat 36 Springfield Road Brighton, BN1 6DA

Forming the first floor of a substantial bay-fronted period property, a two-bedroom flat (one double, one single) in a highly sought-after location, close to the green open spaces of Preston Park. The property retains many of its original character features, such as feature fireplaces, sash windows, balustrades and picture rails, and is particularly light and airy with lots of natural light flooding in. Enjoys a pleasant outlook to the rear towards an historic Victorian arched viaduct. Potential to convert the loft space with planning permission granted under Planning Ref. No. BH2024/00688 (subject to Freeholder consents). Ideal first time buy, particularly for those looking to work from home with further scope to improve and extend. Convenient and central location within easy walking distance of Brighton, Preston Park and London Road Stations, local pubs, cafes and eateries.



- Attractive Victorian Conversion
- Two-Bedroom Top Floor Flat
- Second Bedroom Ideal Home Office/Study
- Planning Permission Granted for Loft Conversion
- Period Features
- Light and Airy
- Overlooks Historic Viaduct to Rear
- Ideal for Those Looking to Improve or Extend
- Desirable Location
- Close to Preston Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	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	

Council Tax Band: **B**

Approach

Communal entrance into communal hallway with original ceiling cornicing, shared with ground floor flat.

Entrance Hall

Stairs to first floor.

Landing

Split-level landing, original balustrades, entrance to part-boarded loft space with potential to convert.

Living Room

3.49m x 4.44m (11'5" x 14'6")
 Bay with sash windows, feature fireplace, picture rails.

Kitchen

2.85m x 2.25m (9'4" x 7'4")
 Range of units at eye and base level, worktops with tiled splashbacks, fitted oven and hob, stainless steel sink with mixer tap and drainer, spaces for washing machine and dishwasher, space for breakfast table and sash window to rear.

Bedroom

3.37m x 3.89m (11'0" x 12'9")
 Sash window to rear with pleasant outlook towards arched viaduct, feature fireplace, picture rail.

Bedroom

1.67m x 3.89m (5'5" x 12'9")
 Sash window to front, picture rail.

Bathroom

Panel-enclosed bath with centre taps, electric shower over and tiled surround, wash hand basin with mixer tap, tiled splashback and mirror over, low-level WC.