



11 Springfield Road Brighton, BN1 6DB

A substantial, Victorian, semi-detached, family home measuring 296 sq m/3188 sq ft with off road parking which retains a wealth of character and charm located in the popular Preston Park district of Brighton.

£1,400,000

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Brighton, BN1 6DB



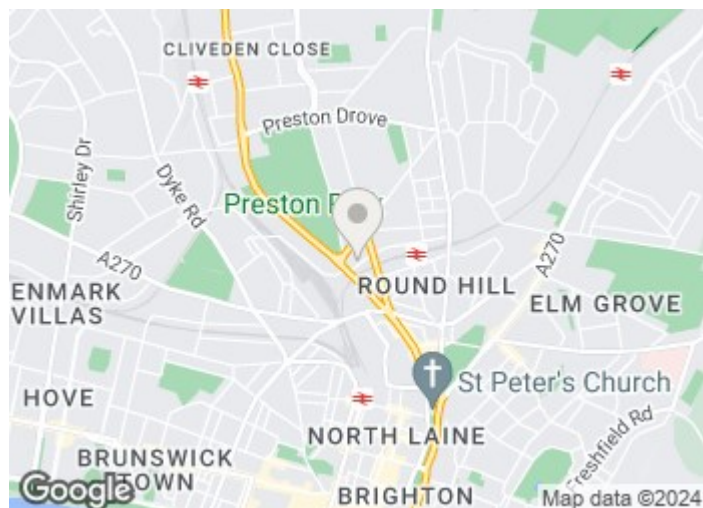
Springfield Road lies adjacent to Beaconsfield Road and Ditchling Road, a 10 minute walk from Brighton Mainline Station with northbound commuter links, with nearby London Road Station providing east and westbound connections. The bustling city centre is easily accessible as are schools catering for all age groups. Preston Park is a short walk away providing recreational facilities and green open spaces.

Steps lead up to the front door where upon entry you are immediately greeted with the impressive size and proportions, original character and charm this fabulous house has to offer. On the ground floor are two reception rooms both with fireplaces, high ceilings, ornate cornicing and sash windows. A cloakroom is at the rear alongside a cupboard which houses the combination boiler with mega flow tank. Stairs lead down to the impressive open plan kitchen/dining/ family space which flows from front to back with bi fold doors out to the good sized, lawned garden. The kitchen itself is well equipped with integrated appliances and has a large social island and ample space for large dining table. The living area to the front has a log burner which makes this an ideal entertaining/family space. There is a useful toilet under the stairs, a laundry utility room and access to cellar storage and side access to the driveway.

On the first floor are two double bedrooms, the main bedroom to the front has large built-in wardrobes and en-suite, an additional modern family shower room/WC is also on this floor. Further stairs rise to the second floor where three further bedrooms and a shower room/WC are to be found, plus access to the loft.

The sizeable garden has a large patio area perfect for al fresco entertaining and a lawned area flanked by trees and shrubs and at the end of the garden is a summer house/home office, currently used as a games room with a snooker table in situ. At the side of the house is gate access to the driveway which provides off road parking for up to three cars.

Houses of this size and standard rarely come to the market and the spacious accommodation provides versatile living to suit today's modern family. Internal viewing is recommended to appreciate the size, proportions and presentation of this sizeable home.

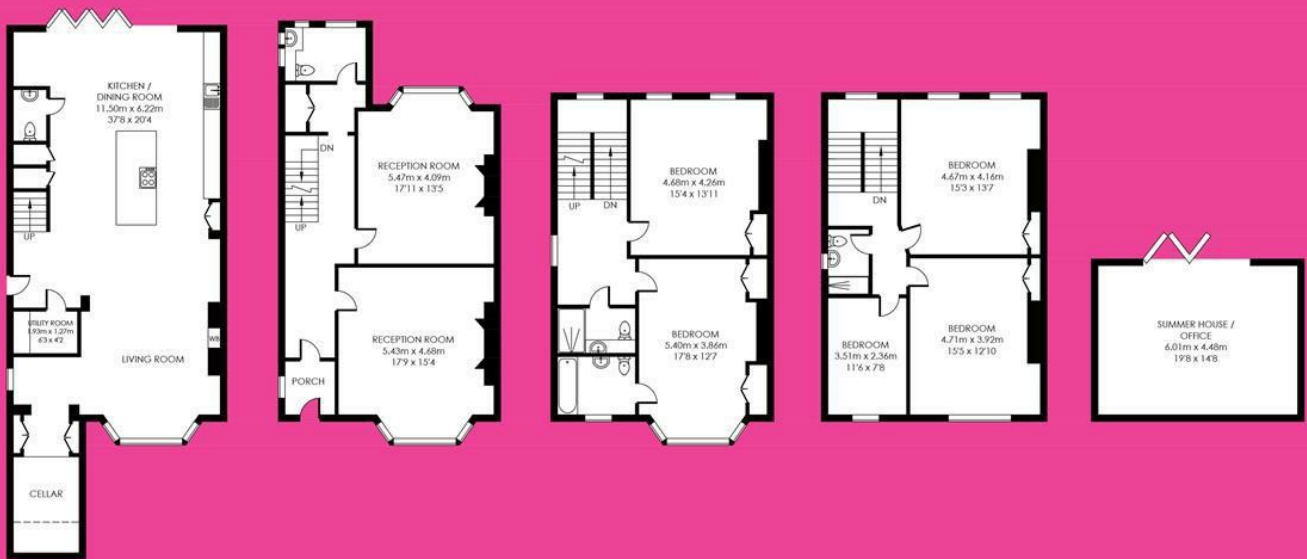




Floor Plan



SPRINGFIELD ROAD



LOWER GROUND FLOOR
 Approximate Floor Area
 876.50 sq ft
 (81.43 sq m)

GROUND FLOOR
 Approximate Floor Area
 712.35 sq ft
 (66.18 sq m)

FIRST FLOOR
 Approximate Floor Area
 660.36 sq ft
 (61.35 sq m)

SECOND FLOOR
 Approximate Floor Area
 650.35 sq ft
 (60.42 sq m)

OUTBUILDING
 Approximate Floor Area
 269.33 sq ft
 (26.88 sq m)



Approximate Gross Internal Area = 296.26 sq m / 3188.91 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Council Tax Band: F

Energy Efficiency Rating		Current	Potential
102-150 kWh/m ² (A)	101-120 kWh/m ² (B)		80
91-100 kWh/m ² (C)	81-90 kWh/m ² (D)	60	
71-90 kWh/m ² (E)	51-70 kWh/m ² (F)		
51-70 kWh/m ² (G)	1-50 kWh/m ² (G)		

Full energy efficient - lower running costs
 Full energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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