

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

48A SPRINGFIELD ROAD, BRIGHTON, BN1 6DA

Offers In Excess Of

£375,000

ASTON VAUGHAN
Sales and Lettings



2 Bedroom Apartment located in Brighton

* Guide Price £375,000 - £400,000 *

Good to go, this newly fully refurbished 2 bed, this apartment, almost uniquely, has two patios, both north and south facing providing sunlight throughout the day. It is a high-end home or great investment in a fashionable location 5 mins walk from the vibrant shops, cafés, bars and cinema of Preston Circus, 5 from the sports facilities, fun runs and playground of Preston Park and just 10-12 mins on foot from Brighton Station's direct trains to Gatwick and London. Offering a sophisticated, open plan lifestyle which flows out to the south patio. Inside the stylish renovation has also been thorough with a new kitchen, new gas central heating, new engineered oak flooring, new double glazing, new fully tiled bathrooms with underfloor heat and fresh décor – and perfect for sharers, the two double bedrooms don't share a wall -or a bathroom as they are both en-suite.

Preston Circus is a great place to be between the sea and the National Park and it comes with an easy lifestyle as through the back gate, Beaconsfield Road has local amenities including a pharmacy whilst Preston Road will take you into the city, the North Laine and the beach, or out to the National Park and the A23/A27 in minutes. This fabulous location would also suit a small family as there is a choice of good primary, secondary schools and sixth form colleges both state and private within a 10 minute radius.

Tucked away this beautiful terrace of historic properties has a real sense of community as once discovered, people tend to stay. Set back from the one-way street, inside this spacious apartment spans the whole of the lower floor of a classic Victorian terraced house and has its own private entrance past the front patio. Set privately down from the street behind fashionable fencing, with big windows and high ceilings it has plenty of natural light, and the door opens to a spacious room with inviting views along the apartment to the streamlined kitchen.

The whole apartment has been completely refurbished, rewired and fully replastered giving fresh clean lines in all of the rooms. The living dining room is a secluded retreat looking over to the striking, horizontal fencing which doesn't block the light but which shields it from the street. A classic beauty of 8.59 x 5.85m (28'2 x 19'2) to enjoy, it blends generous period proportions with a timeless finish which includes good grade oak flooring and walls decorated in the calming hues of Pale Walnut.

Great contemporary design has the kitchen in its own space, so although open to the living space the working area is out of sight, and it is also easy to reach from both bedrooms for morning coffee. Opening to the sunny south patio, which becomes an extension of the apartment during summer, al fresco entertaining is made easy.

The south patio is paved and lit with ample space for a table, chairs and a barbecue together with space to store bikes and buggies.

Inside, both bedrooms have fresh decoration and views over the patio. Guests will love the airy

bedroom at the back with an ensuite which has underfloor heating and is large enough for a bath with a shower over, whilst the central bedroom room 3.80 x 3.60m (12'5 x 11'9) in which to unwind has an ensuite shower room where the designer finish includes a warming rail for towels as well as underfloor heat. The bathroom fittings in both bathrooms are Hansgrohe for that extra level of luxury.

Vendor's Comments:

"Perfect if you need rapid or regular access to Gatwick or London as the station is a 10-12 minute walk, this is a popular area full of professionals and families where you are never far from a coffee and a croissant -or a bistro pub. Preston Park, which hosts events in the arts festivals, the shops and restaurants of Preston Circus and fashionable open air market and legendary North Laine are a short walk, the sports facilities and fun runs of Preston Park are a 5 minute stroll, and local buses take you straight into or out of the city."

Good to Know:

Vacant – no chain

Education:

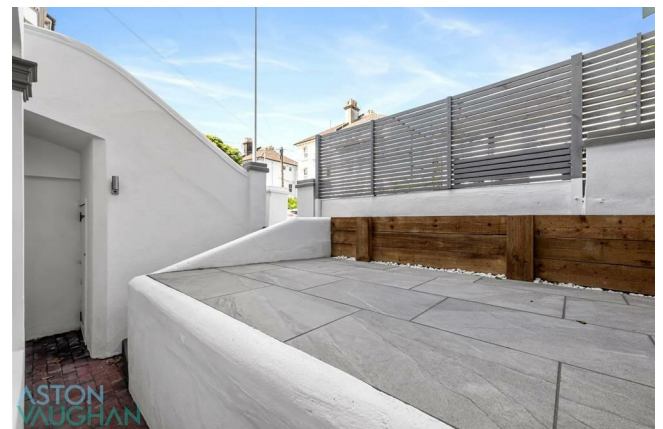
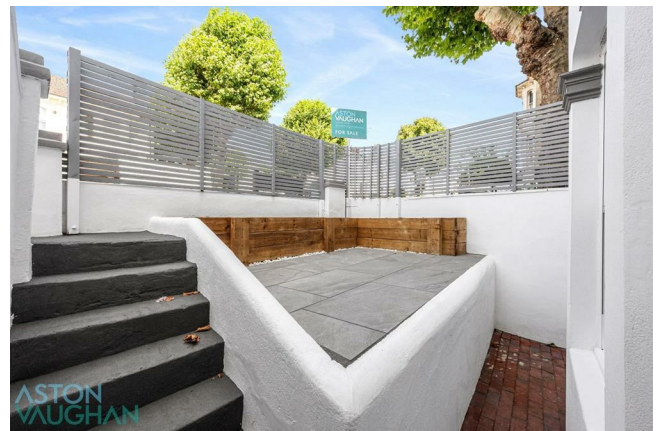
The Downs Infant, The Downs Junior
Varndean High, Dorothy Stringer
Varndean 6th Form College, BIMM, MET
Private Schools: Brighton College, Brighton Girls,
Brighton Waldorf

In a sought after location with local amenities including good schools and within walking distance of vibrant shopping, restaurants, and bars, this sociable apartment offers easy access to the Brighton lifestyle – and to the train station if you commute. Convenient

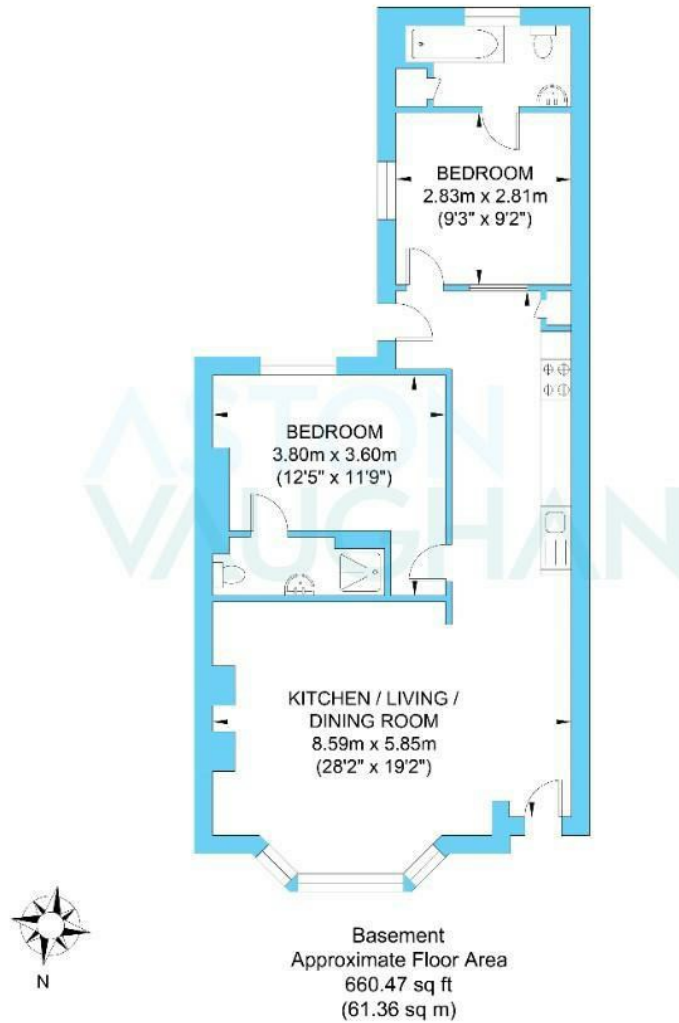


for the art colleges and universities it is well served for parks and gardens which also host events in our famous festivals. Close to the commercial districts and the cultural heart of the city, the whole of Brighton and Hove is easy to reach on foot, by bus, rental bike or by car whilst Preston Road/London Road takes you to the sea, to open countryside or to the A23/ A27.

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Springfield Road

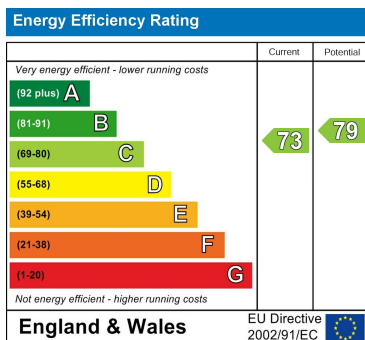


Approximate Gross Internal Area = 61.36 sq m / 660.47 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.