



Guide Price
£250,000
Share of Freehold

Springfield Road, Brighton

- GROUND FLOOR ONE BEDROOM APARTMENT
- WELL PRESENTED THROUGHOUT
- SHARE OF FREEHOLD
- IDEAL FIRST TIME BUY
- HIGHLY SOUGHT AFTER CENTRAL LOCATION
- CLOSE TO BRIGHTON STATION

*** GUIDE PRICE £250,000 - £260,000 ***

Robert Luff & Co are delighted to bring to market this one bedroom apartment situated in the highly sought after Preston Park area of Brighton. Springfield Road is within walking distance to Preston Park and Preston Circus with its array of bars, cafes and local independent shops. The property is also ideally located for commuters, as Brighton Mainline station is a short walk away with direct services to London Bridge and Victoria. Even closer is London Road station with services to Lewes and beyond.

Accommodation offers; living room, separate kitchen, bedroom and bathroom. Other benefits include; a share of freehold.

T: 01273 921133 E:
www.robertluff.co.uk

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Luff & Co**
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Accommodation

Entrance Hall

Kitchen 12'8 x 9'5 (3.86m x 2.87m)

Living Room 13'7 x 12'7 (4.14m x 3.84m)

Bedroom 11'11 x 10'4 (3.63m x 3.15m)

Bathroom

WC

AGENTS NOTES

Share of freehold - Remainder of a 999 year lease

SC: Approx £1388 PA

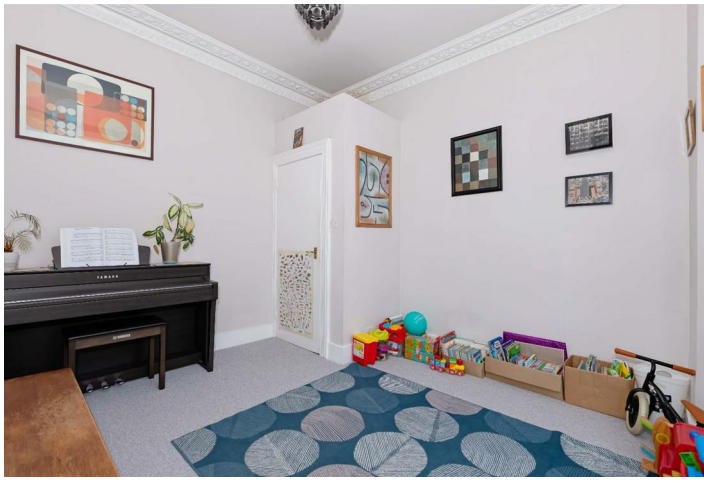
Council Tax: A

EPC: C

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.