



# Springfield Road, Brighton

Offers in excess of £220,000



## Property highlights

- Top-floor one-bedroom apartment
- Short walk to Brighton & London Road stations
- Private southwest-facing balcony
- Access to communal roof terrace
- Far-reaching views including Brighton's historic viaduct
- Spacious open-plan living/dining/kitchen area
- Double bedroom with built-in storage
- Modern bathroom with full-sized bath
- Secure entry system and lift access
- Offered chain free



Top-floor one-bedroom apartment in the Preston Park area with a private balcony, shared roof terrace, spacious open-plan living and great transport links. Chain free and ready to move into.

#### The property

Perched on the top floor of the well-regarded Wellend Villas development, this bright and spacious one-bedroom apartment comes with its own private southwest-facing balcony, as well as access to a large communal roof terrace with far-reaching views across the city.

A secure entry system leads into smart communal areas with lift access to the fifth floor. Inside the apartment, you'll find a welcoming hallway with a handy coat cupboard, and wood-effect flooring that runs throughout the bedroom and living space, tying everything together nicely.

The main living area stretches over 8 metres, offering plenty of space to zone out a seating area, dining table, or even a desk if you're working from home. A door opens onto the balcony, which looks out over Brighton's historic viaduct—great for sunset views and a bit of fresh air.

The kitchen sits neatly at one end of the room and is fitted with beech-style units and black countertops, plus an Electrolux gas hob, AEG electric oven, and integrated fridge freezer. There's space and plumbing for a washing machine, and the boiler is tucked away in a cupboard. The flooring here is tiled, with a classic white mosaic splashback.

The bedroom is a comfortable double with that same southwest-facing outlook, and the bathroom has a clean, modern finish with a full-sized bath and shower above.

As a resident, you'll also have access to the building's generous roof terrace that's perfect for socialising or relaxing above the buzz of the city.

#### Additional property information

Council Tax Band: B

Tenure: Leasehold (107 years remaining)

Ground Rent: £1 per year

Service Charge: £117.43 per month

Parking Zone: J

### The area

Springfield Road is a popular, tree-lined street just south of Preston Park. You're perfectly placed here to enjoy the best of Brighton's green spaces and city life. Preston Park itself is only a few minutes away, with its tennis courts, velodrome, cafés and open lawns, while just around the corner is Preston Circus, home to the much-loved Duke of York's Picturehouse—one of the oldest cinemas in the country.

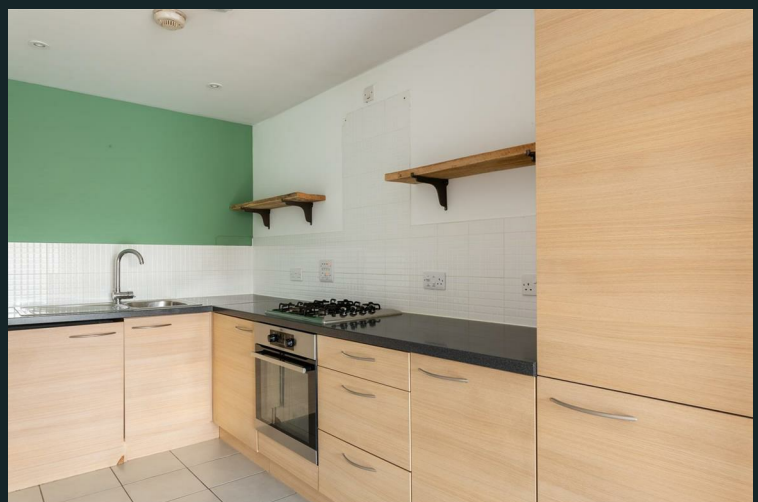
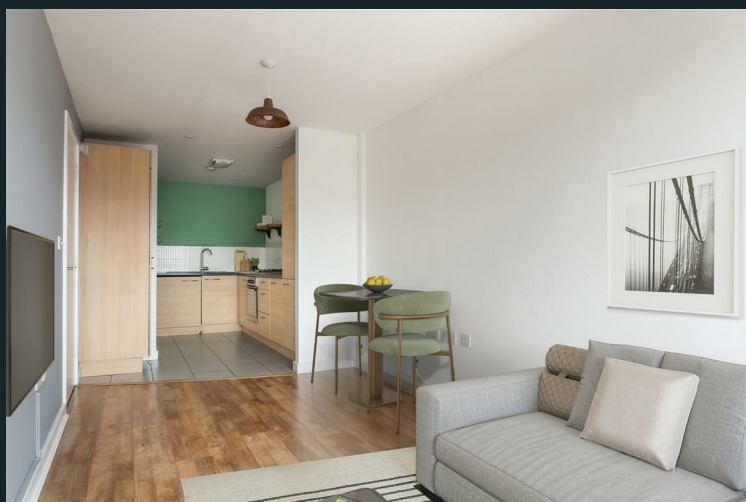
You've also got independent shops, cafés and studios at the nearby Open Market, plus a fantastic range of pubs and restaurants close by—try the Open House, The Signalman or Preston Park Tavern for a Sunday roast or evening drink.

### Transport links

Brighton station is around a 15–20 minute walk (or a quick cycle) with direct trains to London Bridge and Victoria. London Road station is even closer—roughly 10 minutes on foot—with regular services to Lewes and beyond. For buses into town, the 5, 5A and 5B routes all run nearby. If you're heading out of the city by car, the A27 is easily accessible—around a 10-minute drive—connecting you to the wider road network and the South Downs.

### Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase. Please note, some of the furnished photographs have been created using CGI and do not exist in the property. These images are for illustrative purposes only, providing examples of how the home can be furnished.

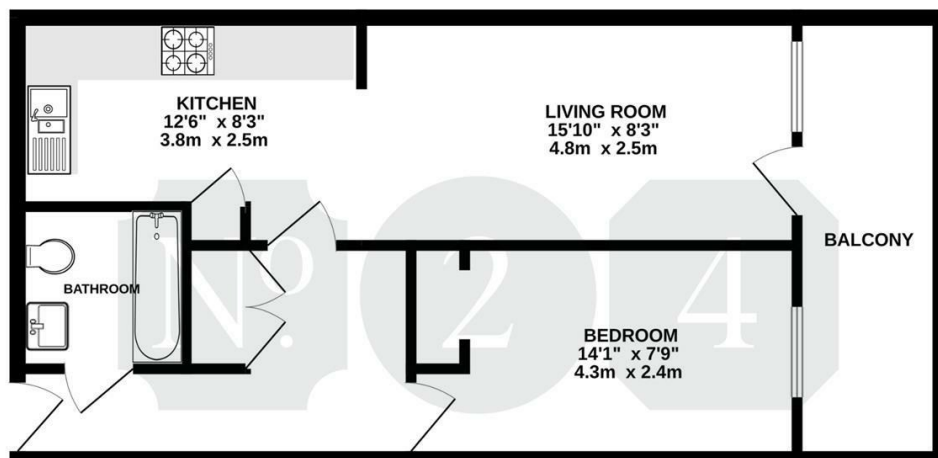












TOTAL FLOOR AREA : 459sq.ft. (42.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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