

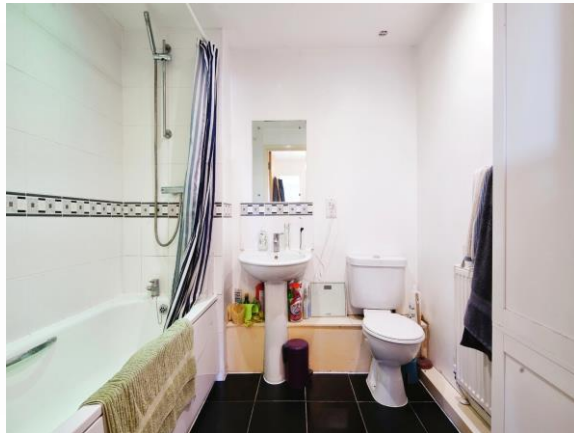


**Wellend Villas, Springfield Road, Brighton, BN1 6BT**

**welcome to**

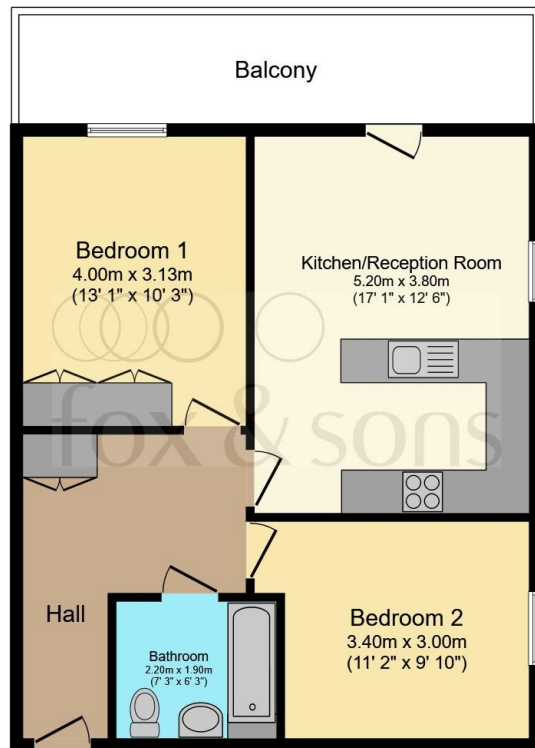
**Wellend Villas, Springfield Road, Brighton**

This well-presented top (5th) floor apartment with its own private balcony enjoying viaduct views. The property comprises of two bedrooms, open plan lounge/kitchen, spacious hallway and bathroom. Located within easy reach of Preston Park and Brighton Mainline stations.



Entry via a secure entry phone system and passenger lift up to the top floor, this lovely flat is ideal for anyone wanting to get on the property ladder, wanting a superb investment or a simple seaside getaway.

The flat itself comprises of a spacious and open plan kitchen/living area which leads onto the private balcony, two bedrooms and a white bathroom suite. There is also a large communal roof terrace which is stunning in those summer months.



Total floor area 58.0 m<sup>2</sup> (625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Location

Situated in a prominent position on the corner of Springfield Road and Preston Road, this property is less than 0.5 miles walking distance to Brighton Mainline Station, 0.3 miles to London Road station and 0.8 miles to Preston Park station making this an ideal purchase for a commuter.

London Road with its shops, restaurants and cafes is only a short walk away and there is easy access to the city centre, Brighton seafront and Brighton mainline station via local bus transport.

The flat is also a short walk away from Preston Park which offers an array of recreational facilities including eight tennis courts, three bowling greens, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

## Communal Facilities

The residents of Wellend Villas have the sole use of the communal landscaped garden and communal roof terrace. There is a secure cycle storage and an on-site communal recycling centre and bin store.

## Key Information

### Schools

**Primary:** Stanford Junior School - 0.3 miles, Downs Junior School - 0.4 miles, Downs Infant School - 0.4 miles, St Bartholomew's CofE Primary School - 0.4 miles, Stanford Infant School - 0.5 miles, Hertford Infant & Nursery School - 0.8 miles, Balfour Primary School - 0.8 miles.

**Secondary:** Cardinal Newman Catholic School - 0.7 miles, Dorothy Stringer School - 0.9 miles, Varndean School - 1.0 miles, BHASVIC College - 1.1 miles, Varndean College - 1.3 miles, Downs View Link College - 1.3 miles.

### Train Stations

London Road Station - 0.3 miles  
Brighton Mainline Station - 0.5 miles  
Preston Park Station - 0.8 miles

### Amenities

Preston Circus/London Road Shopping - 0.5 miles  
Sainsbury's (New England Street) - 0.5 miles  
Fiveways Shopping Parade - 0.7 miles  
Sainsbury's (Preston Road) - 0.8 miles  
Preston Park Village - 1.0 miles  
Brighton City Centre - 1.3 miles

## Agent Note

This property is currently under shared ownership with 40% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Southern Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.

welcome to

## Wellend Villas, Springfield Road, Brighton

- TOP (5TH) FLOOR APARTMENT
- TWO BEDROOMS
- PRIVATE BALCONY
- OPEN PLAN LOUNGE/KITCHEN
- SPACIOUS HALLWAY
- COMMUNAL ROOF TERRACE & GARDENS
- PASSENGER LIFT TO ALL FLOORS
- LESS THAN 0.5 MILES TO BRIGHTON MAINLINE STATION

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106319](https://fox-and-sons.co.uk/Property/PRP106319)



Property Ref:  
PRP106319 - 0003

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