



Springfield Road, Brighton, BN1 6DF

welcome to

Springfield Road, Brighton

Charming chain-free apartment featuring a bright & airy lounge & a dual-aspect kitchen. This well-presented home offers a comfortable double bedroom & plenty of natural light throughout, creating a welcoming, spacious feel. Ideal for first-time buyers or investors.



CHAIN FREE!! A bright and inviting chain-free property featuring a spacious double bedroom and a light, airy lounge. The dual aspect kitchen offers abundant natural light and a practical layout, perfect for everyday living. A wide hallway with built-in storage adds convenient space for coats, shoes, and more. Located close to Preston Park and less than a mile from Brighton mainline station, this home combines comfort with easy access to transport and local amenities. An ideal choice for buyers seeking a well-presented, low-maintenance property in a sought-after area.

Agent Note - BUYERS ARE KINDLY ASKED TO ENQUIRE WITH THE MARKETING AGENT PRIOR TO VIEWINGS.



Total floor area 64.2 m² (691 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

Location

Springfield Road is in a favoured location which is close to Preston Circus and within walking distance to London Road (0.4 miles), which offers an ever-growing range of bars, cafe's, restaurants, shops & the famous Duke of York's Picture House which is within walking distance from this property.

Most will also appreciate the more popular local pubs and eateries such as the ever-popular Signalman Pub and The Open House. If you are looking for your first purchase or a BTL investment, then this could be the one for you!

Popular with rail commuters due to its central setting for both London Road station just a two-minute walk away and Brighton mainline station (0.7 miles away), and also road commuters as the A23/A27 network is easily accessible.

The flat is also a short walk away from Preston Park which offers an array of recreational facilities within its 67 acres including eight tennis courts, a cycle velodrome, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Train Stations

London Road Station - 0.4 miles
Brighton Mainline Station - 0.7 miles
Preston Park Station - 1.3 miles

Amenities

Preston Circus/London Road Shopping - 0.3 miles
Fiveways Shopping Parade - 0.6 miles
Seven Dials Shopping Parade - 0.8 miles
Sainsbury's (New England Street) - 0.8 miles
Sainsbury's (Preston Road) - 0.9 miles
Pavilion Retail Park (Lewes Road) - 1.1 miles
Brighton City Centre - 2.1 miles
Patcham Village - 2.3 miles
M&S Food Hall (Carden Avenue) - 2.5 miles
Asda Superstore (Carden Avenue) - 2.8 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

welcome to Springfield Road, Brighton

- CHAIN FREE
- DOUBLE BEDROOM
- BRIGHT & AIRY LOUNGE
- DUAL ASPECT KITCHEN
- ENTRANCE HALLWAY WITH BUILT IN STORAGE
- TOP FLOOR FLAT
- CLOSE TO LONDON ROAD STATION & LESS THAN A MILE TO BRIGHTON STATION
- CLOSE TO PRESTON PARK

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 157 years from 02 Feb 2006. 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

£230,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106756



Property Ref:
PRP106756 - 0004

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