



Springfield Road, Brighton, BN1 6DG

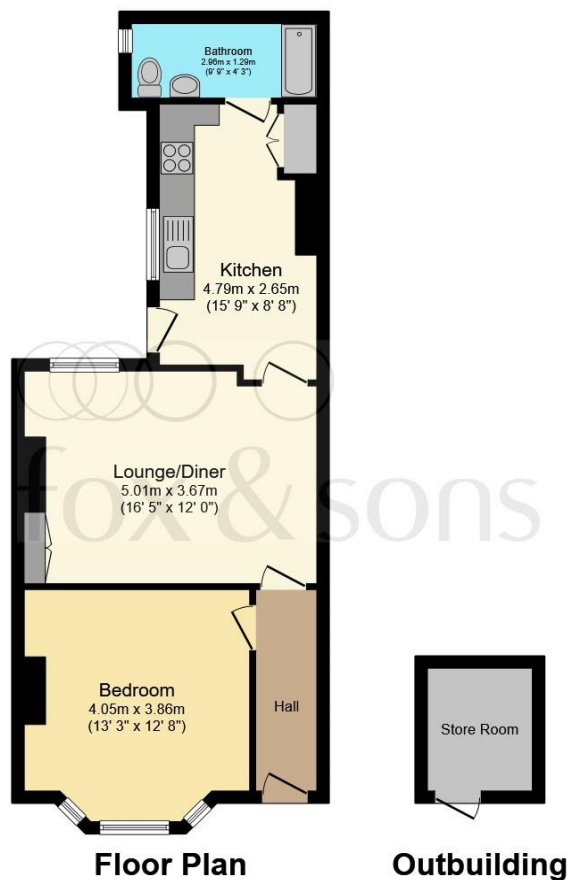
welcome to

Springfield Road, Brighton

A bright & airy one bedroom flat located in a popular position in Springfield Road. The property benefits from a spacious lounge with bay window, double bedroom, spacious kitchen breakfast room, modern bathroom and a delightful rear patio garden. Offered chain free and with a 148 year lease.



A charming home with its own street entrance, this inviting property features a generously sized double bedroom and a comfortable lounge boasting a bay window that bathes the room in natural light. The separate kitchen breakfast room provides practical space for cooking and dining, while the modern bathroom offers contemporary fixtures and a clean, stylish finish. A rear courtyard garden adds a private outdoor space ideal for relaxation or outdoor dining. The property benefits from a long lease with 148 years remaining and is chain-free, making for a straightforward and flexible purchase.



Total floor area 58.0 m² (624 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 (0.3 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 (0.8 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 - 0.3 miles
Brighton Mainline Station - 0.8 miles
Preston Park Station - 1.4 miles

Amenities

Preston Circus/London Road Shopping - 0.4 miles
Fiveways Shopping Parade - 0.5 miles
Seven Dials Shopping Parade - 0.9 miles
Sainsbury's (New England Street) - 0.9 miles
Sainsbury's (Preston Road) - 1.0 miles
Pavilion Retail Park (Lewes Road) - 1.0 miles
Brighton City Centre - 1.6 miles
M&S Food Hall (Carden Avenue) - 2.4 miles
Patcham Village - 2.5 miles
Asda Superstore (Carden Avenue) - 2.7 miles

Main Roads

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

welcome to Springfield Road, Brighton

- OWN STREET ENTRANCE
- DOUBLE BEDROOM
- LOUNGE WITH BAY WINDOW
- KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM
- REAR COURTYARD GARDEN
- LONG LEASE - 148 YEARS REMAINING
- CHAIN FREE

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 10 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106724



Property Ref:
PRP106724 - 0002

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