



TFF, 150 Springfield Road, Brighton, BN1 6DG

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

TOP FLOOR: Entrance Hall * Half landing * Lounge * Bedroom * Fitted Kitchen * Fitted Shower Room *

Central location

Price £245,000 Leasehold

The flat occupies the top floor of this bay fronted period property. This compact apartment is an ideal first time buy or investment property with lounge, fitted Kitchen, bedroom, shower room, storage cupboards & half landing.

Springfield Road is situated just off Beaconsfield Road & Ditchling Road. Good local shopping facilities, together with numerous other amenities are available. Bus services pass close by providing access to various parts of Brighton and Hove, London Road Railway station is a stones throw away.

Recently extended lease
Maintenance £670 P.A.



Total Area: 35.2 m² ... 379 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.