



Wellend Villas, Springfield Road

Brighton

Guide Price £200,000 – £220,000



Wellend Villas

Springfield Road, Brighton

Well-positioned in the Preston Park area, a short distance from London Road Station and the amenities of Preston Road. A ONE-BEDROOM FOURTH FLOOR PURPOSE-BUILT APARTMENT with a BALCONY and access to COMMUNAL GARDENS. Sold with NO ONWARD CHAIN.

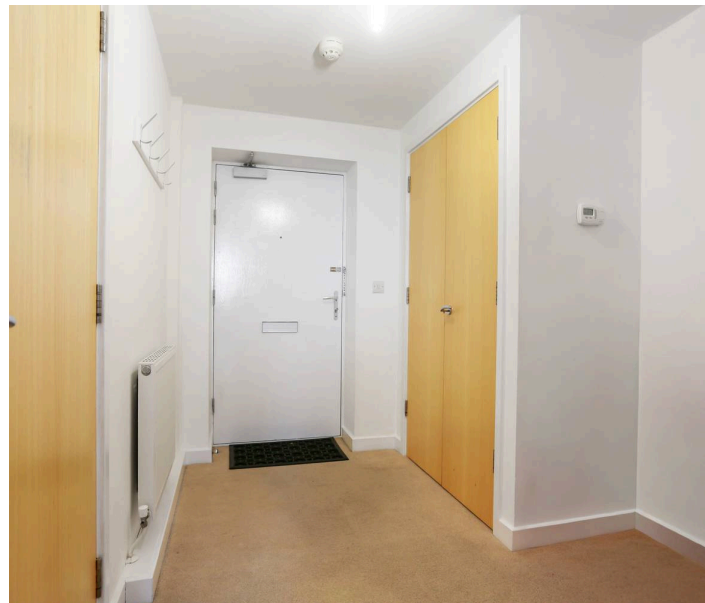
Sitting on the fourth floor of a purpose-built complex, this property is well-proportioned and presented to a good standard throughout. The apartment features a spacious lounge and diner with adjoining kitchen, a sizeable double bedroom with fitted wardrobe space and a bathroom suite.

There is a private balcony accessed from the lounge and residents have access to well-maintained communal gardens.

*Some images have been virtually staged for illustrative purposes.

In The Local Area

Located on Springfield Road, Wellend Villas enjoys a prime position directly next to Preston Park, which offers tennis courts, a children's play area, and extensive landscaped green spaces.





A brief stroll takes you to the Seven Dials, a popular neighbourhood known for its selection of independent boutiques, cafés, and eateries.

The seafront, Churchill Square shopping centre, and the major retailers along Western Road, plus the lively North Laines and South Lanes, are all easily accessible.

Frequent bus routes run to central Brighton and out toward Devil's Dyke, while Brighton and Preston Park railway stations, with their regular services to London, Gatwick, the South Coast, and further afield, lie within a mile away, providing excellent connections for commuters.

Further Information

The property is situated in Parking Zone J. Currently, the property is in Council Tax band B, which was charged at £2,006.23 for 2026/27.

EPC rating - C.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: Leasehold

Unexpired term on lease - 106 years

Service Charge - £1,747.92

Reserve Fund - £376.32 pa

Ground Rent - £200 pa

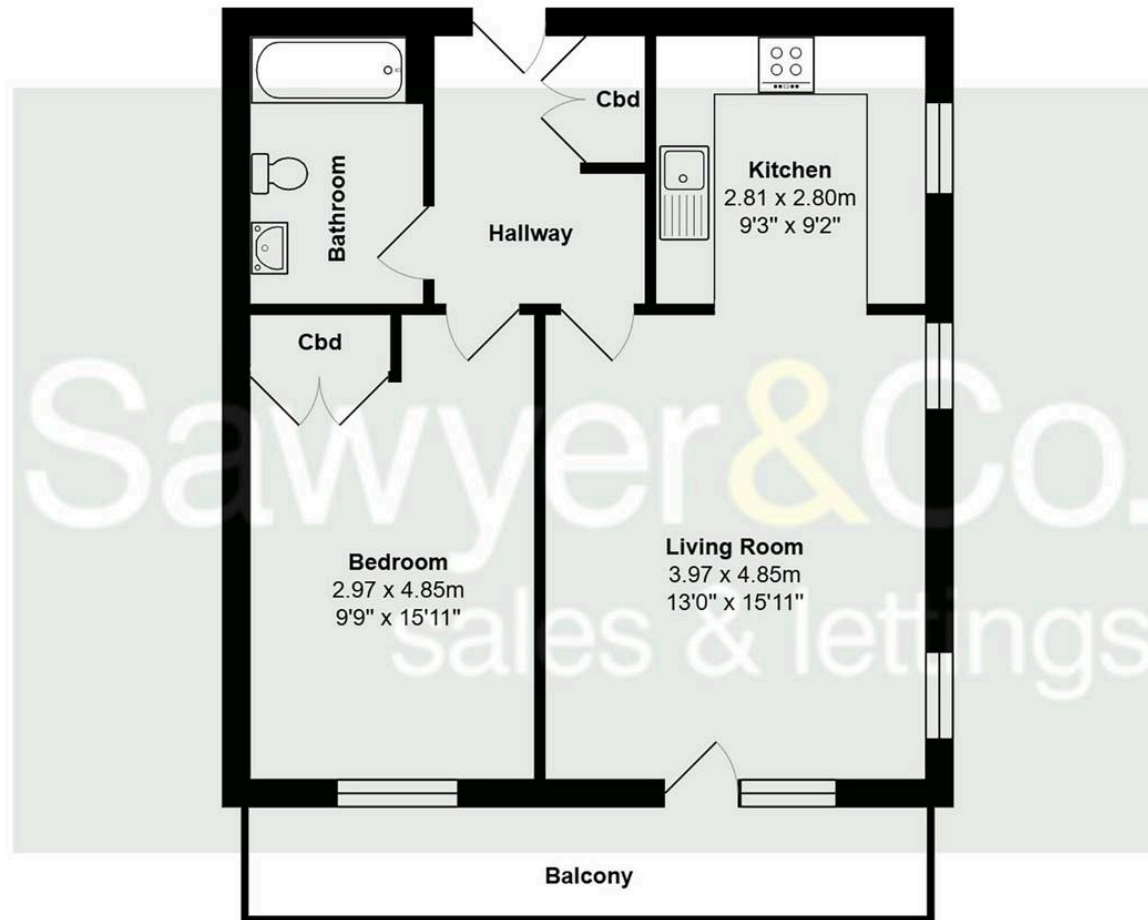
This information has been provided by the seller.

Please obtain verification via your legal representative.









Total Area: 54.8 m² ... 590 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.