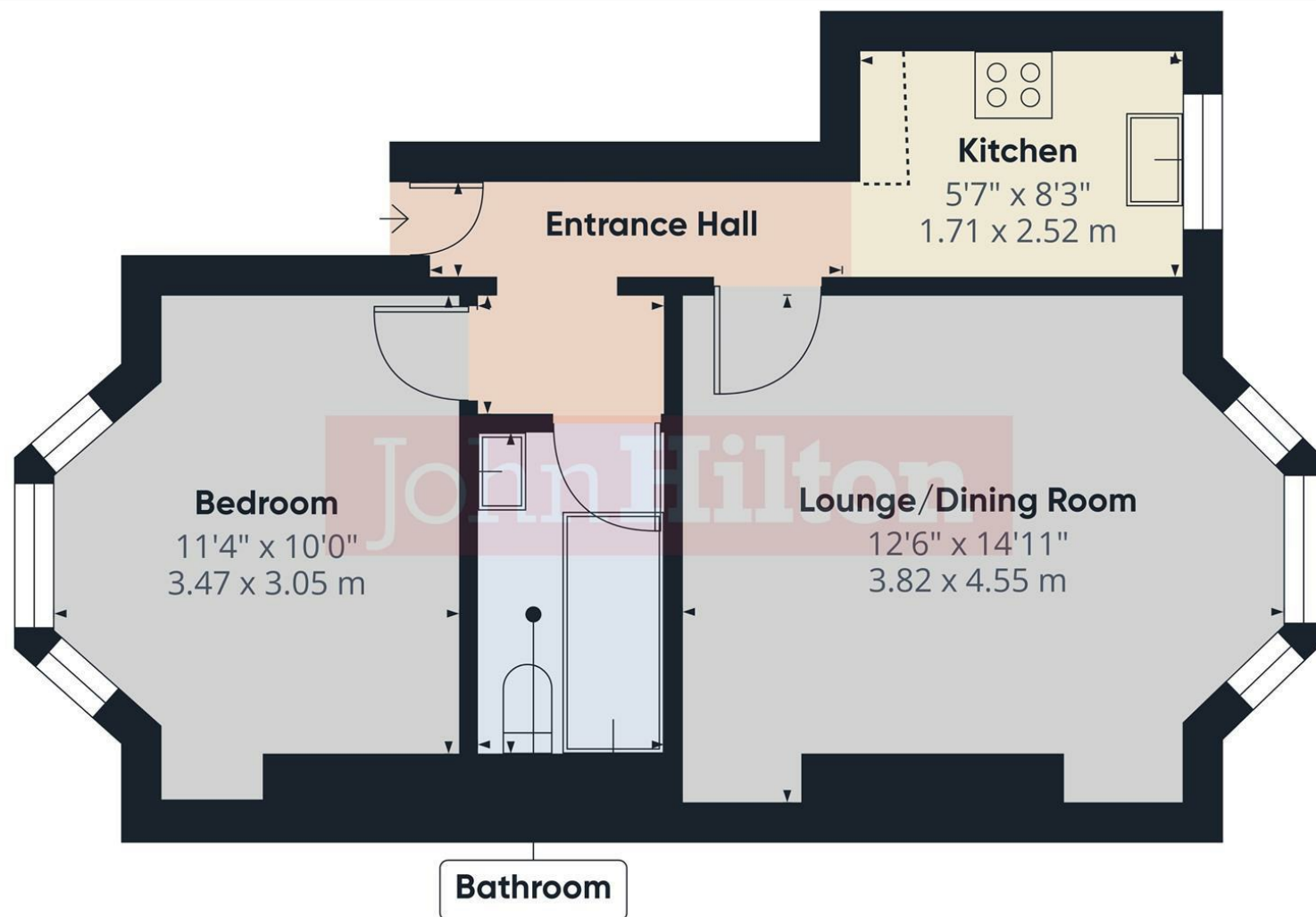


JohnHilton

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Est 1972



Total Area Approx 394.00 sq ft

Flat 3, 37 Springfield Road, Brighton, BN1 6EX

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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Flat 3, 37 Springfield Road Brighton BN1 6EX

*** NO ONWARD CHAIN *** A beautifully refurbished, raised ground floor, one-bedroom flat which forms part of an attractive bay-fronted Victorian converted house. Ideally situated between Fiveways and Preston Circus, this charming property offers ease of access into Brighton's vibrant city centre and London Road train station is only moments away. Internally, the property is freshly refurbished offering a hassle-free purchase for a first time buyer. The beautifully presented and surprisingly well-proportioned accommodation comprises a spacious lounge/dining room with tall ceilings, deep skirting boards and bay window enjoying a lush green outlook to the rear, a bedroom with bay window and deep skirting boards, a well-fitted bathroom including bath tub with shower over and contemporary fittings, and a well-fitted kitchen with contemporary high-gloss grey units. We would recommend an early viewing to avoid disappointment.

Approach

Steps up to obscure-glazed timber-panelled communal front door with entryphone system, opening into communal hallway with further flat front door opening into:

Entrance Hall

Wall-mounted entryphone, coved ceiling, high-level consumer unit, squared opening through to inner lobby with access to bedroom and bathroom.

Kitchen

1.71m x 2.52m (5'7" x 8'3")
Single-glazed timber-framed sash window to rear with lush green outlook. Re-fitted kitchen with modern grey high-gloss wall, base and drawer units, work surface with metro-tiled splashback extends to include a four-ring electric ceramic hob with electric oven under, single-bowl sink with retractable mixer tap, space and plumbing for washing machine and under-counter fridge, cupboard housing gas combi boiler, laminate flooring and inset downlights.

Lounge/Dining Room

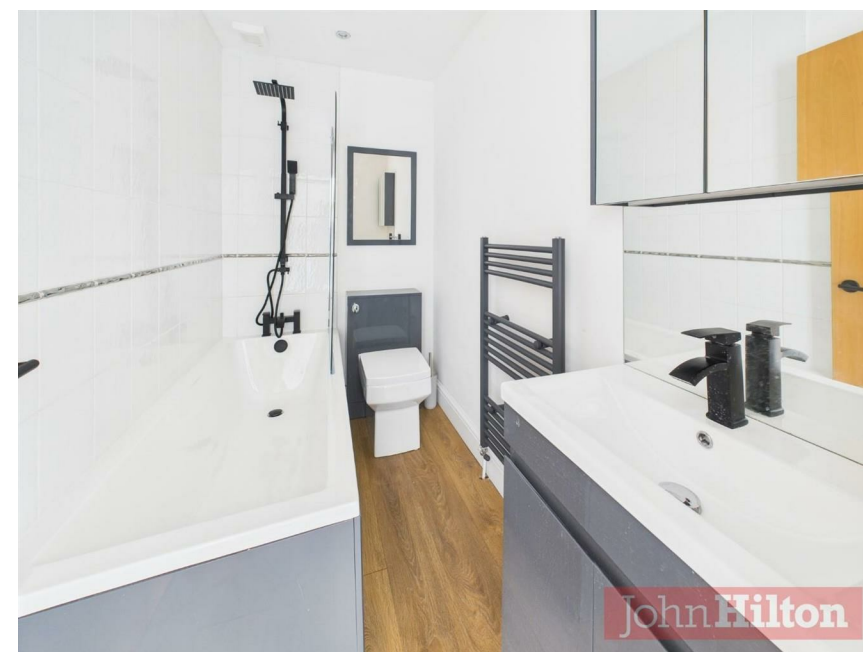
3.82m x 4.55m (12'6" x 14'11")
Single-glazed timber-framed sliding sash bay window to rear offering same lush green outlook with original timber panelled surround, deep skirtings, coved ceiling and anthracite grey contemporary column radiator.

Bedroom

3.47m 3.05m (11'4" 10'0")
Single-glazed timber-framed sash bay window to front with original timber-panelled surround, deep skirtings, coved ceiling and anthracite grey contemporary column radiator.

Bathroom

Panel-enclosed bath with mixer tap and rainfall shower head over plus hand-held shower attachment on riser, with tiled surround and shower screen. Vanity unit with inset wash hand basin, mixer tap and mirrored splashback with cupboard below, wall-mounted mirrored bathroom cabinet, low-level WC with concealed cistern, anthracite grey heated towel rail, inset downlights and laminate flooring.



- Raised Ground Floor Flat
- One Bedroom
- Bay-Fronted Victorian Conversion
- Completely Refurbished
- Well-Proportioned Accommodation
- Re-Fitted Kitchen with Contemporary Units
- Beautifully Presented
- Period Features
- Located Between Fiveways & Preston Circus
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**