



## 39 SPRINGFIELD ROAD BRIGHTON, BN1 6DF

£1,100 PCM

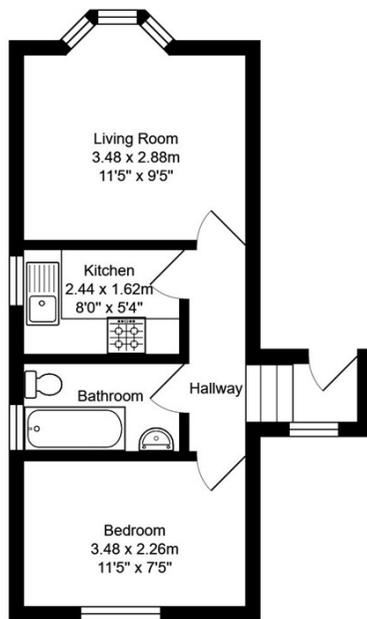
Well presented one bedroom first floor apartment, situated in this impressive period building on Springfield Road. The property itself comprises a delightful living room with period bay window, separate kitchen, bathroom and a nice sized double bedroom to the rear.

Located in one of the most popular areas of the City between Preston Park and Preston Circus, the property is a stone's throw away from the bustling London Road which benefits from restaurants, cafes, shops, bars and many other amenities. With its ideal location, you are at the heart of all major transport links in and out of the city. A one minute walk to London Road station and fifteen to Brighton station, there are excellent commuter links into central London.

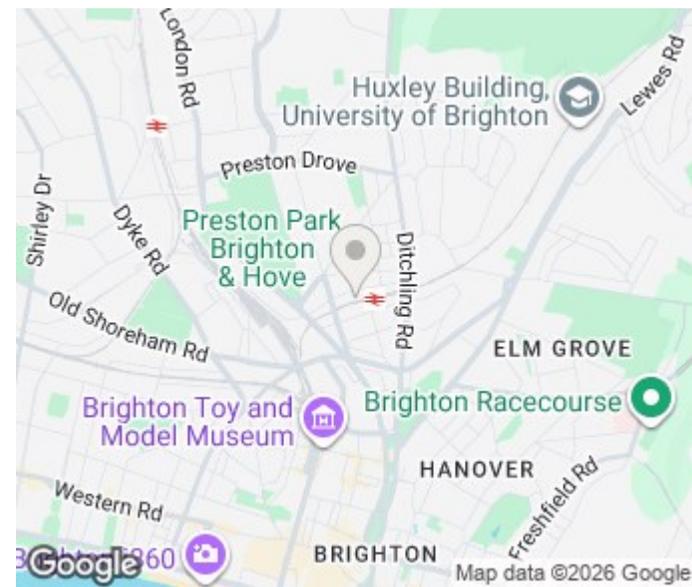
**Nicholas  
James**  
SALES LETTINGS AUCTIONS







Springfield Road  
Total Area: 32.0 m<sup>2</sup> ... 345 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Lettings  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**

SALES LETTINGS AUCTIONS