



Springfield Road

Brighton, BN1 6DE

Guide price £300,000 to £325,000





## Description

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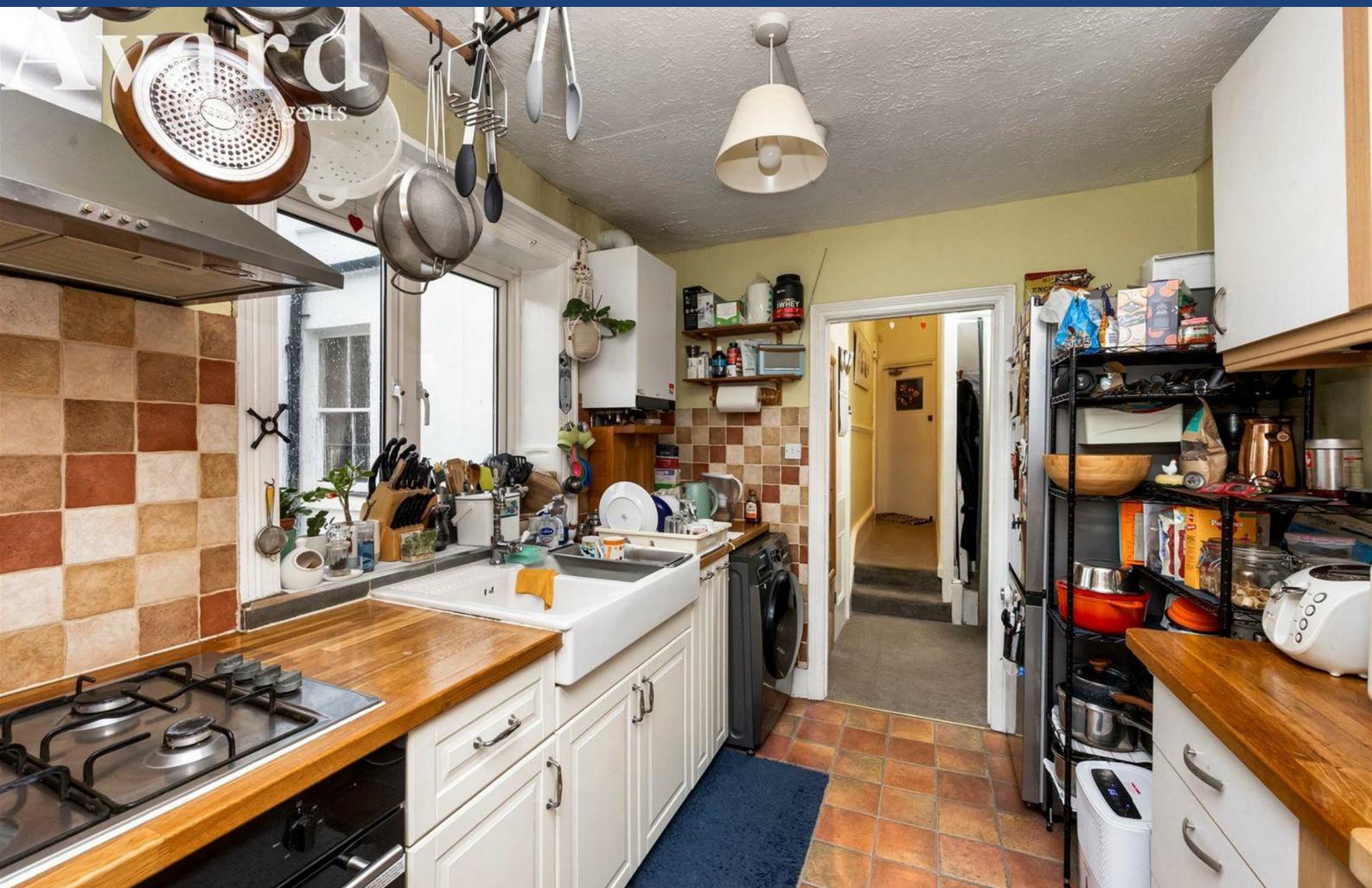
Nestled on the charming Springfield Road in Brighton, this delightful one-bedroom garden flat offers an excellent opportunity for first-time buyers or those seeking a tranquil retreat in a vibrant area. The property features a well-proportioned reception room that invites an abundance of natural light, creating a warm and welcoming atmosphere.

The double bedroom provides a perfect space for relaxation, while the modern shower room caters to all your needs. One of the standout features of this property is the impressive 70-foot south-facing garden, which offers a private outdoor sanctuary ideal for enjoying sunny days or hosting gatherings with friends and family. The raised decked area serves as a sun trap, providing beautiful views of the distant viaduct.

The area boasts easy access to local amenities, transport links, and the stunning Brighton coastline, making it an attractive place to live. Nearby, you will find local shops and cafes at Preston Circus, as well as the highly regarded Down's junior and infant schools, ensuring a peaceful ambiance while remaining close to the bustle of town.

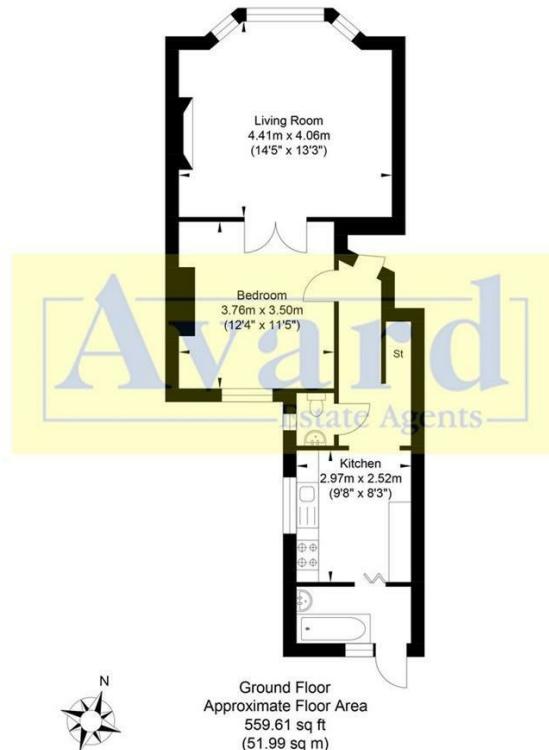
Central Brighton is within a pleasant walking distance, or you can easily hop on a bus for a short ride into the city centre. The neighbourhood is home to popular gastro pubs such as 'The Roundhill', 'Signalman', and 'Open House', while the nearby Lewes and London Road offer an abundance of local shops and supermarkets. The vibrant Fiveways area is also within easy reach, featuring delightful delis, coffee shops, a butcher, and a baker. With Brighton mainline and London Road train stations just a short stroll away, this property truly encapsulates the best of Brighton living.





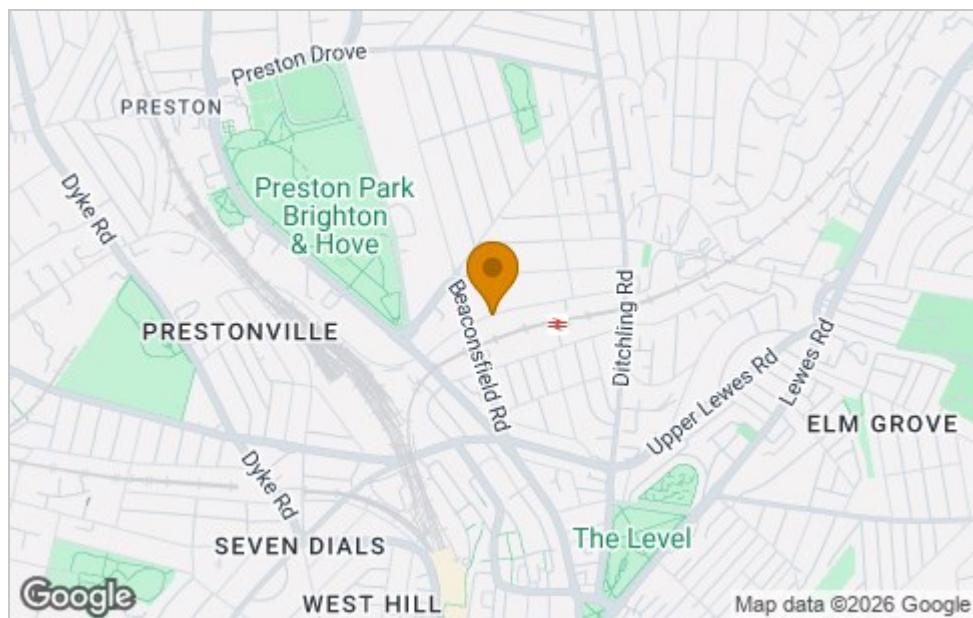
## Floor Plan

### Springfield Road

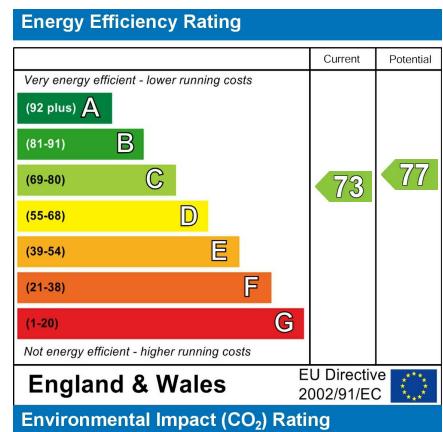


Approximate Gross Internal Area = 51.99 sq m / 559.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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