



Flat 3, 77, Springfield Road, Brighton, BN1 6DH

**Spencer  
& Leigh**



Flat 3, 77, Springfield Road,  
Brighton, BN1 6DH

£1,350 Per Month -

- Well presented first floor period flat
- Two good sized bedrooms
- 15' Westerly facing lounge
- Fitted kitchen with oven and hob
- Recently fitted white bathroom suite
- Neutrally decorated & recently fitted carpets
- Sash windows and high ceilings
- Garden located at the front of the building
- Available end of June, unfurnished
- Viewing recommended

Located on the first floor of this attractive period building, this well appointed two bedroom flat has use of an outside garden space. The interior had a complete redecoration to a neutral colour scheme, newly fitted carpets and had a brand new white bathroom suite fitted last year. We like the impressive 15' lounge which has a bay window providing distant roof top views together with the kitchen which has plenty of storage space and has been updated with a new oven and hob. The flat has gas fired central heating and is available to let unfurnished from the beginning of July. Preston Circus and London Road with their many amenities, including bars, cafes and restaurants are within walking distance, together with Brighton Mainline station with it's commuter links to London. Viewing is recommended. Council tax - Band B



Living Room  
15'5" x 12'7"

Kitchen  
9'8" x 6'1"

Bedroom 1  
13'3" x 11'0"

Bedroom 2  
10'0" x 6'1"

Bathroom

Garden

#### Property Information

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains electric, gas, water and sewerage

Parking: On street permit parking - zone J

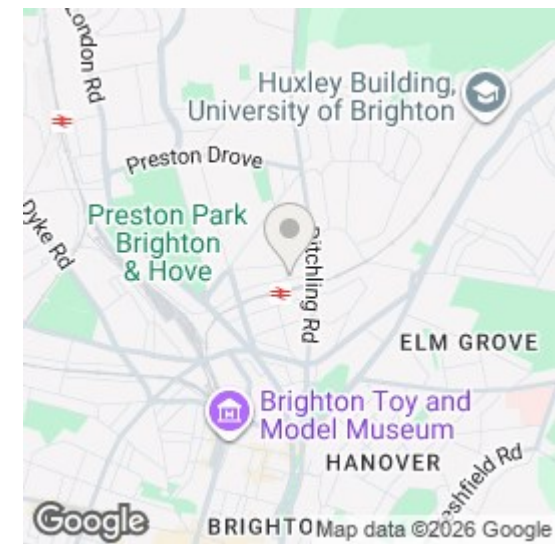
Broadband: Standard 21 Mbps, Superfast 75 Mbps, Ultrafast 1800 Mbps

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

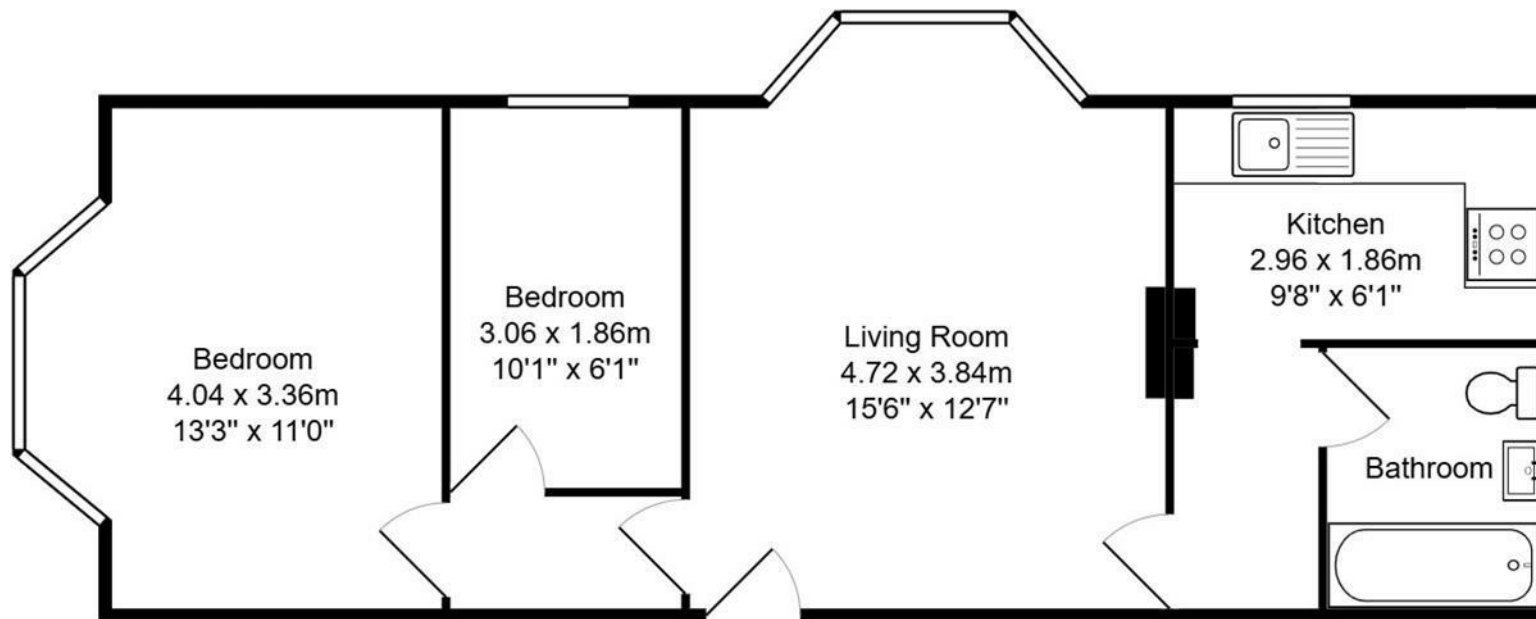


Council:- BHCC  
Council Tax Band:- B

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Total Area: 50.0 m<sup>2</sup> ... 538 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.