



162 Springfield Road
Brighton, East Sussex BN1 6DG
Asking Price £250,000



162 Springfield Road, Brighton, East Sussex BN1 6DG

A most attractive and spacious 1 bedroom raised ground floor converted flat forming part of this substantial bay fronted Victorian terraced property. The flat is situated in the sought after Preston Park Conservation Area close to London Road station and also offering easy access to Brighton mainline station. Local shopping facilities, cafes and bars are close to hand at Fiveways and the Preston Circus/London Road shopping thoroughfare and North Laines is within a short stroll. Both Blakers Park and the delightful 65 acre Preston Park are nearby with their recreational facilities. The accommodation comprises: entrance hall, generous size living room with original decorative ceiling covings, double bedroom with built in wardrobe cupboards, spacious kitchen/dining room, modern bathroom and separate wc. The flat also further benefits from gas fired central heating, a 965 year lease and is being sold with a Share of The Freehold Title. ** VIEWING HIGHLY RECOMMENDED **

Location

This spacious 1 bedroom raised ground floor converted flat is situated in this highly favoured residential area close to local shopping facilities at Fiveways and with the London Road/Preston Circus shopping thoroughfares close to hand. London Road station is nearby and Brighton mainline station is within easy walking distance providing a commuter service to Gatwick, London Victoria and London Bridge stations. The North Laines and Brighton city centre are within easy reach and local bus services are nearby in Ditchling Road providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Communal Entrance Hall

With flat front door leading to:

Entrance Hall

Door leading to the lounge. Central heating thermostat.

Spacious Living Room 13'6" into bay x 12'7" (4.14 into bay x 3.84)

A generous size living room with original decorative ceiling covings and centre rose. Wooden fireplace surround. Radiator. Fitted shelving into chimney breast recess. Large sash bay window to front.

Double Bedroom 12'0" x 9'4" (3.66 x 2.85)

x2 Built in wardrobe cupboards with hanging and storage space. Original decorative ceiling covings and centre rose. Radiator. Sash window to rear.

Inner Hallway

Radiator. Cloaks area.

Separate WC

Low level wc. Window to side.

Kitchen/Dining Room 12'8" x 9'4" (3.87 x 2.86)

A spacious kitchen/dining room fitted with a range of units comprising stainless steel single drainer sink unit with cupboards below. Adjoining working surfaces with space and plumbing for washing machine. Fitted gas hob with electric oven under. Further range of working surfaces with cupboards and drawer units below. Tiled splashbacks. Matching range of wall cupboards and fitted extractor hood. Large cupboard housing 'Ideal' gas central heating boiler with storage under. Space for fridge/freezer. Radiator. Space for dining table and chairs. Sash window to side. Door leading to:

Modern Bathroom 10'0" x 4'9" (3.05 x 1.45)

A modern bathroom half tiled in white 'Metro' tiles with panelled bath with fitted shower over with large rainshower head and additional hand shower attachment. Wash hand basin. Chrome heated towel rail. Double glazed window to rear.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Leasehold with the remainder of a 999 year lease, and currently has 965 years remaining. the flat is also being sold with a Share of the Freehold Title.

SERVICE CHARGE: The service charge for 2026 (ending 24th December 2026) will be £1309.28

GROUND RENT: £0

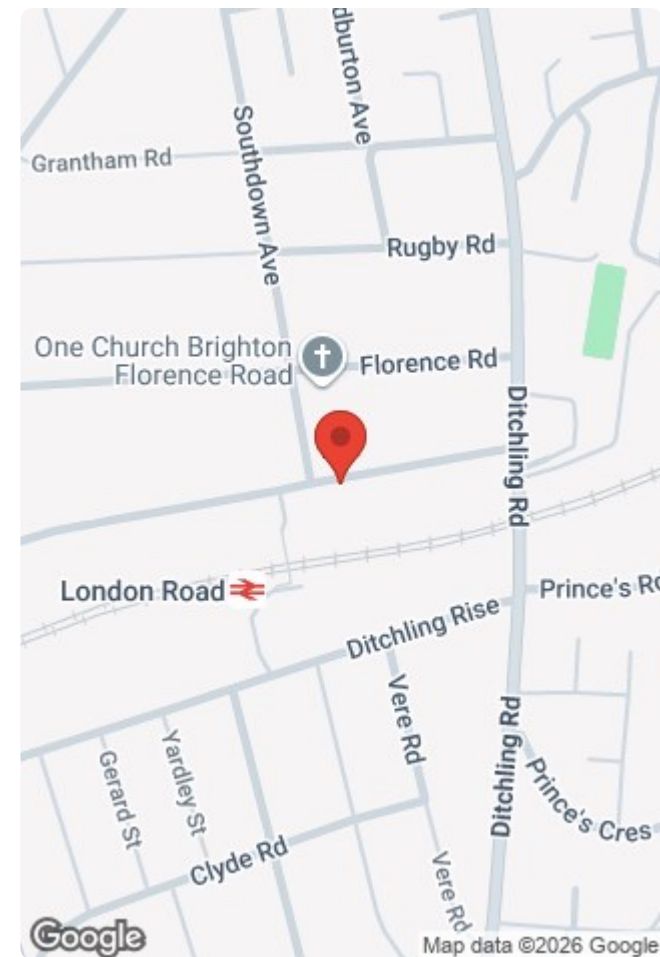
THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.





Total area: approx. 48.9 sq. metres (525.9 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	



David and Co Estate Agents Limited. Registered in England No. 05202234 Registered Office: 85 Church Road, Hove, East Sussex BN3 2BB



132a Preston Drive, Brighton, East Sussex BN1 6FJ
tel: 01273 555333 email: sales@davidandco.biz
www.davidandco.biz

