



Springfield Road

, Brighton, BN1 6DE

Offers over £275,000



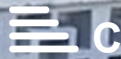
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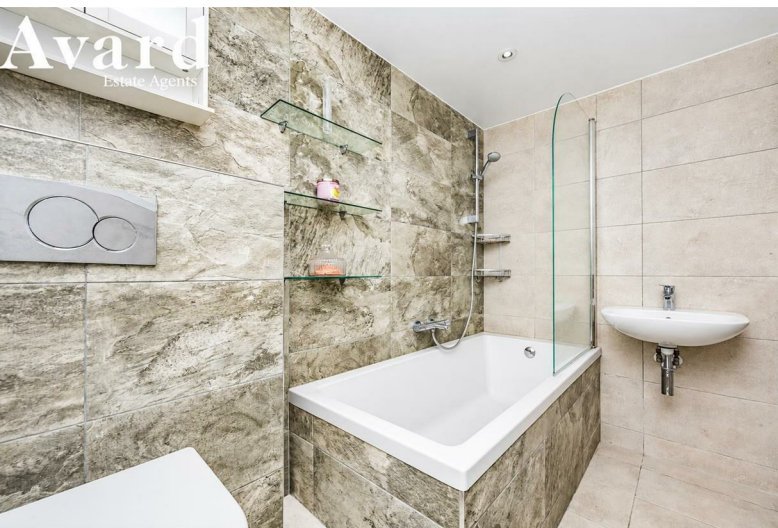
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Description

Avard Estate Agents are delighted to offer for sale this beautifully presented one-bedroom garden flat, occupying the lower ground floor of an attractive Victorian period building and benefiting from a share of the freehold, together with its own private street entrance, an attractive rear patio garden and a well-maintained front garden.

Ideally positioned in the highly sought-after, tree-lined Springfield Road, the property enjoys a prime location between the ever-popular Fiveways and Preston Circus districts of Brighton. This desirable residential setting offers the perfect balance of peaceful surroundings while remaining within easy reach of the city centre and excellent local amenities.

The accommodation is both spacious and well presented throughout, comprising a private entrance leading into a welcoming hallway with space for a dining area, a bright and comfortable living room, a generous double bedroom, a fitted kitchen and a contemporary bathroom. To the rear, the property enjoys a beautifully maintained, low-maintenance patio garden, providing an ideal space for outdoor dining and entertaining, while the attractive front garden further enhances the property's appeal.

Springfield Road is perfectly situated for families and professionals alike, being just a short walk from the highly regarded Downs Infant and Junior Schools. The area is renowned for its excellent selection of independent cafés, restaurants, delicatessens, artisan bakeries, butchers and local shops, with both Fiveways and Preston Circus offering an excellent choice of everyday amenities.

The location is also well served by some of Brighton's most popular gastro pubs, including The Roundhill, The Signalman and The Open House, while nearby London Road and Lewes Road provide an extensive range of supermarkets, retail outlets and leisure facilities.

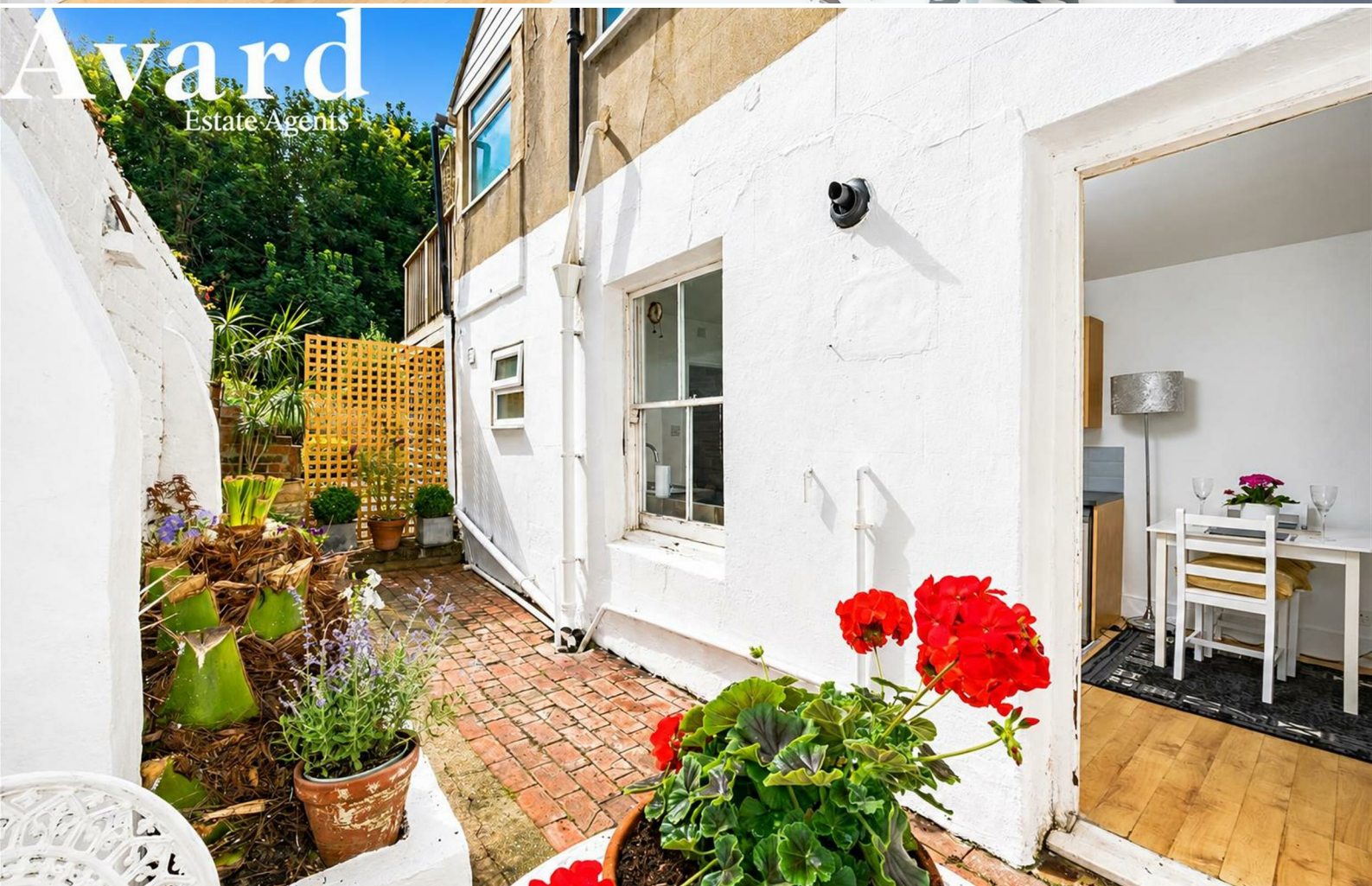
Brighton Mainline Station and London Road Station are within walking distance.



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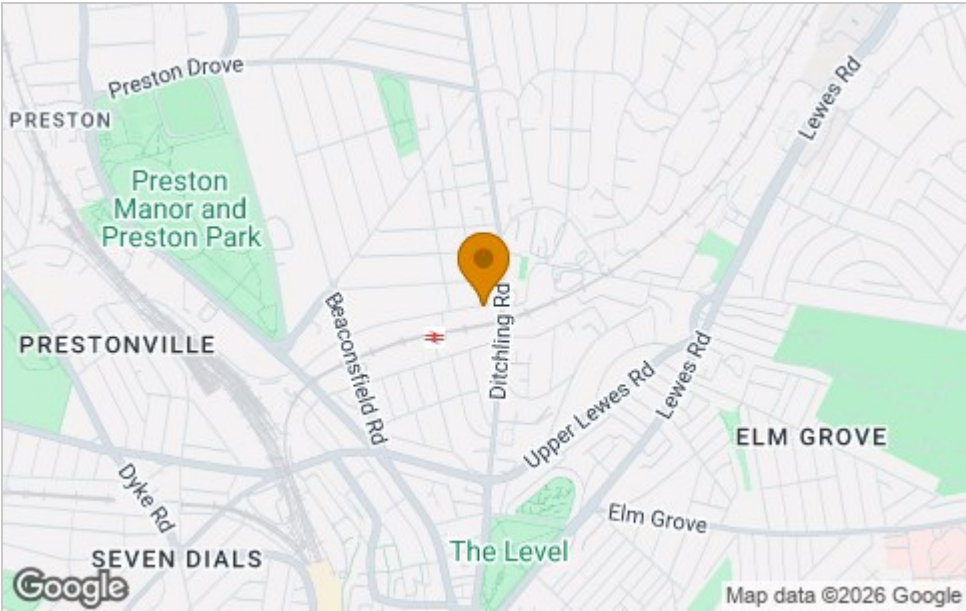
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Floor Plan



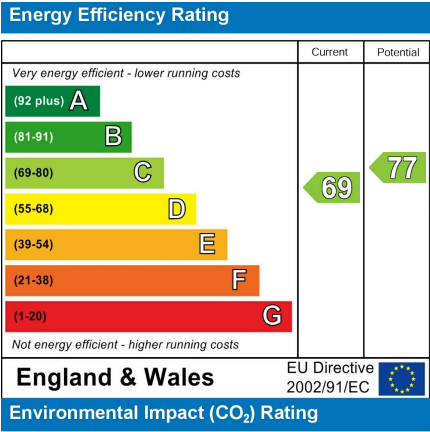
Area Map



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.

Energy Efficiency Graph



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