



Springfield Road, Brighton, BN1 6DF

welcome to

Springfield Road, Brighton

Bright, beautifully presented and perfectly positioned, this impressive one-bedroom Victorian conversion features spacious and modern living areas. Just a short walk from Preston Park, Brighton Station and excellent local amenities.



Occupying the top floor of an attractive semi-detached Victorian residence, this beautifully presented one-bedroom apartment offers a rare combination of character and light all within one of Brighton's most desirable residential neighbourhoods.

The apartment unfolds over the upper floor from a split level, creating an immediate sense of exclusivity and proportions more commonly associated with a house than a flat. A spacious landing provides a welcoming introduction and leads to bright, well-appointed accommodation throughout.

The impressive reception room is bathed in natural light, thanks to its dual south and west-facing aspects, and offers ample space for both relaxed living and dining. A French door opens onto a west facing fire escape, perfectly positioned to potentially enjoy al fresco space and evening sunshine with views towards the surrounding period architecture.

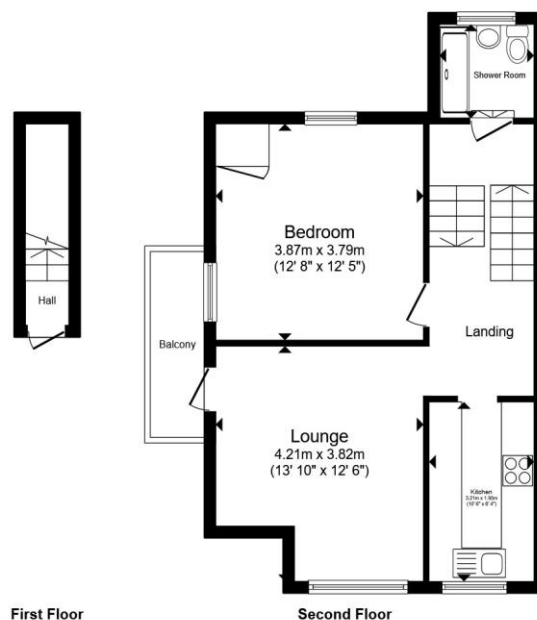
The contemporary kitchen sits adjacent to the reception room and is fitted with sleek high-gloss cabinetry, integrated appliances and generous preparation space, creating a stylish and practical environment for everyday living.

Equally impressive, the substantial double bedroom benefits from a dual aspect, enhancing the sense of space and light, while a large built-in storage cupboard provides excellent practicality. The recently updated shower room has been thoughtfully designed with large-format tiling, a walk-in shower and integrated vanity storage, finished to a high standard throughout.

Further benefits include double glazing, individually controlled electric heating and an informal off-road parking arrangement.

Springfield Road remains one of the city's most sought-after addresses, ideally positioned moments from Preston Park and within easy reach of Brighton Station, making it a superb choice for commuters. The vibrant cafés, independent restaurants, renowned Duke of York's Picturehouse and the eclectic Open Market are all within a short walk, while excellent transport links provide swift access across the city and into London.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 52.4 m² (564 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to Springfield Road, Brighton

- TOP FLOOR APARTMENT
- DUAL ASPECT LOUNGE
- STYLISH SHOWER ROOM
- CONTEMPORARY KITCHEN WITH INTERGRATED APPLIANCES
- WALKING DISTANCE TO BRIGHTON & LONDON ROAD STATIONS
- CLOSE TO PRESTON PARK
- PRESTON CIRCUS AND SAUNA PLUNGE THERAPY NEARBY

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2067.60

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106961 - 0002

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