



Springfield Road, Brighton, BN1 6DF

welcome to

Springfield Road, Brighton

Stylish Preston Circus apartment with serious wow factor. Beautifully renovated throughout, offering a stunning open-plan living space with high ceilings, double bedroom, tiled bathroom, home office/utility room and private garage. Moments from Brighton Station, London Road station & Preston Park.

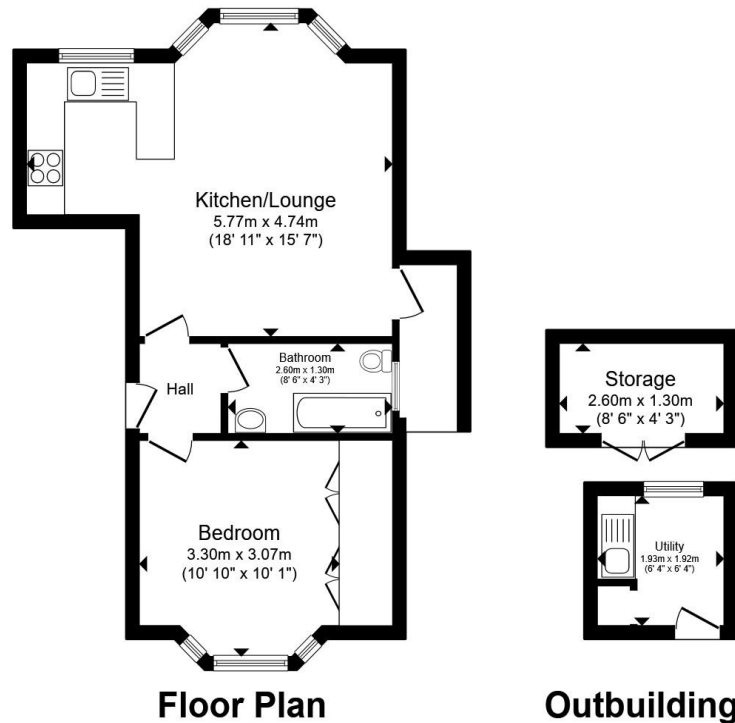


Situated in the highly sought-after Preston Circus area, this beautifully renovated property presents a striking opportunity for discerning buyers. Immaculately maintained throughout, this home impresses immediately with its generous open-plan living space, enhanced by soaring high ceilings and abundant natural light—delivering true wow factor from the moment you enter.

A spacious double bedroom is complemented by a stylish, contemporary bathroom, ensuring comfort and convenience in equal measure. A clever sole access mid-level landing houses both a utility room and a dedicated office, perfectly catering to today's lifestyle needs—whether working from home or managing daily tasks. Outside, a secure garage provides valuable off-street parking, a rare find in this coveted part of town.

Preston Circus is renowned for its unrivalled local amenities. Trendy bars, acclaimed restaurants, and vibrant coffee houses make up the fabric of this lively neighbourhood, whilst commuter links are outstanding with both London Road and Brighton central station within easy reach—ideal for those needing swift access to the city or a direct journey into London. Leisure opportunities abound, with the lush expanse of Preston Park a short stroll away. Choose from a variety of park run clubs, tennis courts, and plenty of seasonal festivals—all contributing to a strong sense of community and an enviable lifestyle. An exceptional property in excellent condition, just waiting to be discovered.

AGENT NOTE - Please note that the AML fee covers 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 50.9 m² (547 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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- CHAIN FREE - STUNNING LIGHT & AIRY FIRST FLOOR APARTMENT WITH GENEROUS STORAGE
- LOVINGLY AND THOUGHTFULLY RENOVATED THROUGHOUT
- SEPARATE MID LANDING OFFICE AND UTILITY ROOM
- SECURE GARAGE
- SOARING HIGH CEILINGS & CHARACTER FEATURES
- MAIN BEDROOM TO REAR OF BUILDING & DOUBLE GLAZED FITTED SASH WINDOWS
- SHORT WALK TO PRESTON CIRCUS AND PRESTON APRK
- BRIGHTON AND LONDON ROAD STATIONS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2052.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£280,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106909



Property Ref:
PRP106909 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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