



Springfield Road

Brighton

mishons



CHAIN FREE

Occupying the raised ground floor of an attractive period property, this well-presented one bedroom flat benefits from a share of freehold together with a superb south-facing private rear garden

The accommodation is bright and well-proportioned throughout, comprising a spacious living room with bay window, a generous double bedroom, separate kitchen and bathroom. A particular feature of the property is the versatile lower ground floor area, providing a useful basement office and additional storage space – ideal for home working or hobby use.

To the rear, the private south-facing garden enjoys a sunny aspect and offers an excellent space for entertaining, relaxing or gardening.

Springfield Road is a popular residential address situated in the sought-after Preston Circus area of Brighton, ideally positioned for easy access to the city centre, Brighton Mainline Station and the green open spaces of Preston Park. A wide range of independent cafés, shops, restaurants and everyday amenities can be found nearby, while excellent transport links provide convenient access throughout the city and beyond. The property is also well located for commuters, with fast rail connections to London and easy access to the A23/A27.

This charming home would make an excellent first-time purchase, pied-à-terre or investment opportunity.

➤ *Guide Price* £400,000

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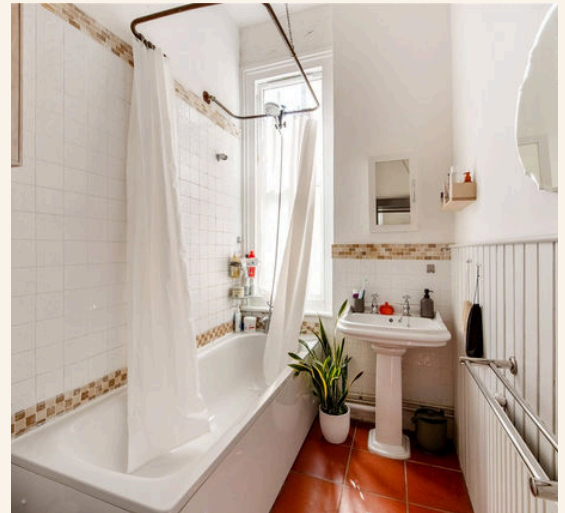
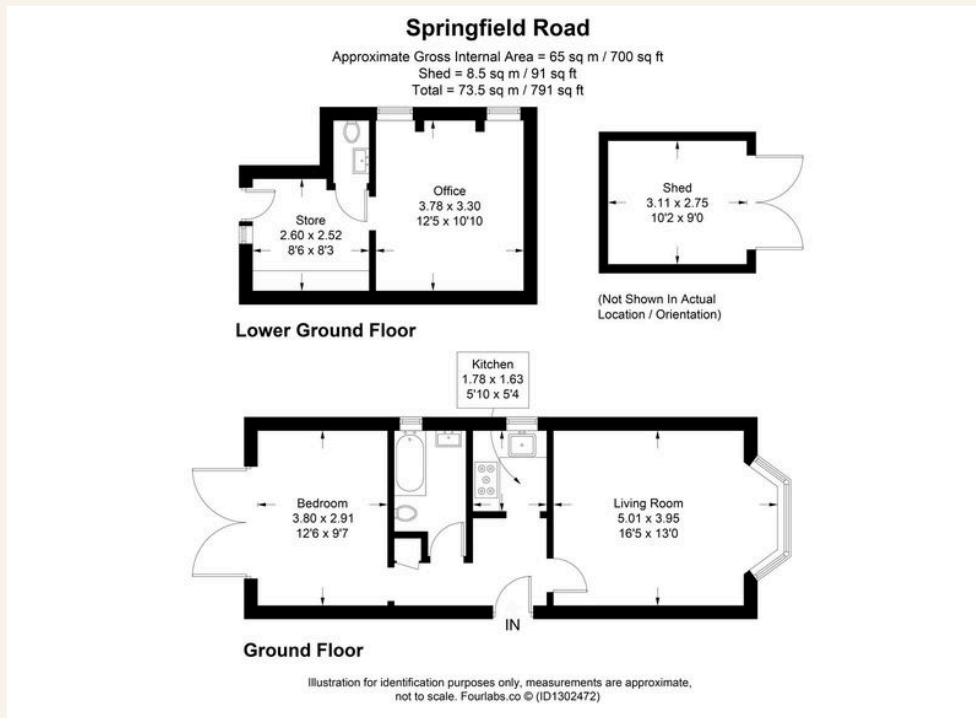
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TOTAL FLOOR AREA:
791 sq. ft. (73.5 sq. m.) approx





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