

FOR SALE



Springfield Road, Brighton
Asking Price Of £295,000


MARTIN&CO

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- PATIO GARDEN
- CLOSE TO LOCAL SHOPS AND BUS LINKS
- SPACIOUS LIVING AREA
- FITTED KITCHEN
- OFF ROAD PARKING

**** POPULAR LOCATION IN BRIGHTON **** A 1/2 bedroom patio garden flat in a Victorian building in Springfield Road close to local shops, transport links and Preston Park with all its recreational

LOCATION Set within other Victorian terraced houses along this through route in Brighton this garden flat is within easy access to London road shopping area with many cafes, restaurants, supermarkets and Beaconsfield Parade shops with local chemist, bus routes throughout the city, London road, Preston Park and Brighton mainline railway stations in walking distance. Preston Park is close by with its many recreational activities on offer and 2 popular cafes. Further along the London road is the roundabout in Patcham which takes you towards Crawley and London on the A23 and M23.

PROPERTY DESCRIPTION The owner has expressed to us this has been his happy home for the last 22 years in this



local community, its a great location for all the local amenities on offer with Preston Park, shops and many transport links nearby.

The property which is on the lower ground floor of the building has easy access with steps down to the front door with rooms comprising of the following.

Entrance Hallway - Access to Bedroom 1, shower room and living room. Wooden flooring.

Bedroom 1 - Spacious room with high ceilings and large windows to the front. Small walk in wardrobe area with additional storage space.

Shower Room - Suite fitted with low level WC, hand wash basin and good sized shower cubicle with shower.

Living room - Sits in the middle of the flat with access to hallway and kitchen, door opening out to southerly facing patio garden and view of the railway arches. Original wooden flooring.

Kitchen - Fitted with a range of wall mounted units, stainless sink with drainer, space and plumbing for all appliances. Window overlooking the patio garden.

Bedroom 2/ Office - Step up to a small room which can be used as a bedroom or office with 2 windows.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		



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