

# JohnHilton

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Est 1972



Total Area Approx sq ft

101 Springfield Road, Brighton, BN1 6DH

To view, contact John Hilton:  
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# 101 Springfield Road, Brighton, BN1 6DH

A stunning ground floor flat at the top of Springfield Road near Ditchling Road. A beautiful paved pathway leads to this ground floor flat. There has a large living room/kitchen with high ceilings and a beautiful big window.  
There are two large doubles that share a bathroom with bath/shower. The walled garden is paved and runs along the side of the house and the rear.  
The property is being painted throughout and the carpets will be replaced in the hallway and both the bedrooms.  
The Landlord is looking for a long term let.  
£1350 per month  
Available 16th November.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		