



PHILLIPS & STILL

SPRINGFIELD ROAD, BRIGHTON
GUIDE PRICE OF £220,000 - £230,000





Here is a property that ticks all of the boxes! You must see this spacious one bedroom lower ground floor flat located in a quiet residential road just off Beaconsfield Road. Local shops and bus services are available close by at Fiveways and on London Road. If you need to commute then you have the choice of three mainline stations that are all within easy reach. London Road Station is quite literally a stones' throw away with both Brighton & Preston Park Stations also being just a short distance away.

The flat itself consists of a lounge/ dining room, perfect for relaxing in and entertaining guests, then a kitchen, bathroom and a double bedroom.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

14' 2" x 12' 0" (4.32m x 3.66m)

KITCHEN

8' 8" x 5' 0" (2.64m x 1.52m)

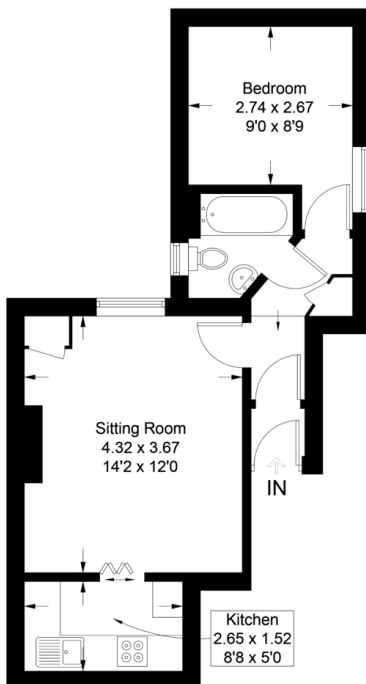
BEDROOM

9' 0" x 8' 9" (2.74m x 2.67m)

BATHROOM

Springfield Road, Brighton, BN1 6DS

Approximate Gross Internal Area = 36.0 sq m / 387 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Imageplansurveys @ 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

