



Springfield Road, Brighton, BN1 6DF

welcome to

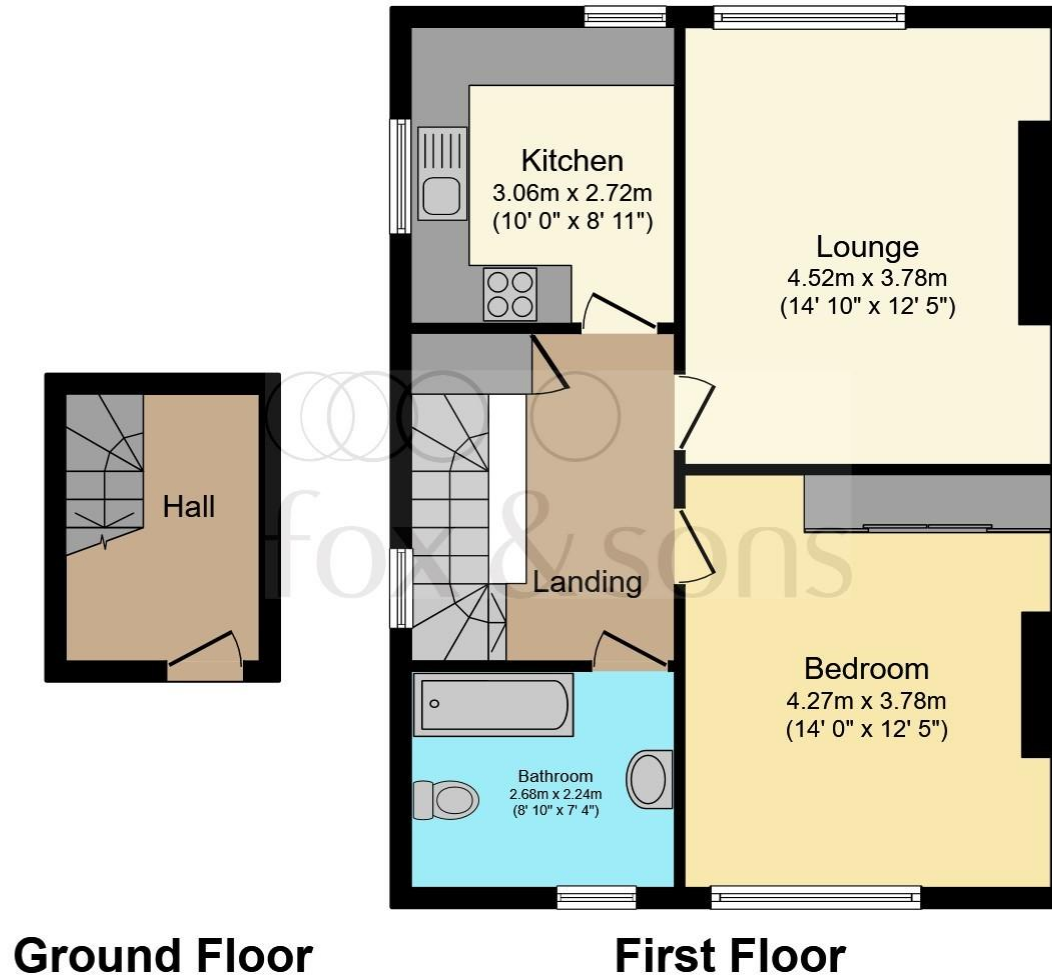
Springfield Road, Brighton

Charming chain-free apartment featuring a bright & airy lounge & a dual-aspect kitchen. This well-presented home offers a comfortable double bedroom & plenty of natural light throughout, creating a welcoming, spacious feel. Ideal for first-time buyers or investors.



CHAIN FREE!! A bright and inviting chain-free property featuring a spacious double bedroom and a light, airy lounge. The dual aspect kitchen offers abundant natural light and a practical layout, perfect for everyday living. A wide hallway with built-in storage adds convenient space for coats, shoes, and more. Located close to Preston Park and less than a mile from Brighton mainline station, this home combines comfort with easy access to transport and local amenities. An ideal choice for buyers seeking a well-presented, low-maintenance property in a sought-after area.

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 64.2 m² (691 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.focalagent.com

welcome to Springfield Road, Brighton

- CHAIN FREE
- DOUBLE BEDROOM
- BRIGHT & AIRY LOUNGE
- DUAL ASPECT KITCHEN
- ENTRANCE HALLWAY WITH BUILT IN STORAGE
- TOP FLOOR FLAT
- CLOSE TO LONDON ROAD STATION & LESS THAN A MILE TO BRIGHTON STATION
- CLOSE TO PRESTON PARK

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 157 years from 02 Feb 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106756



Property Ref:
PRP106756 - 0006

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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01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk