



Asking Price
£295,000
 Share of Freehold

Springfield Road, Brighton

- ONE BEDROOM FLAT
- SOUTH FACING REAR GARDEN
- SUN ROOM
- RAISED GROUND FLOOR
- SHARE OF FREEHOLD
- CLOSE PROXIMITY TO PRESTON PARK & LONDON ROAD STATIONS

Robert Luff & Co are delighted to bring to market this raised ground floor, one bedroom garden flat. Situated in this highly favoured residential area close to local shopping facilities at Fiveways and with the London Road/Preston Circus shopping thoroughfares close to hand. London Road station is nearby and Brighton mainline station is within easy walking distance providing a commuter service to Gatwick, London Victoria and London Bridge stations. The North Laines and Brighton city centre are within easy reach and local bus services on your doorstep providing easy access to Brighton city centre and seafont.

Accommodation offers: Lounge, separate kitchen, double bedroom, bathroom and garden/sunroom. Other benefits include; share of freehold and a private South facing rear garden

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Living Room 13'3" x 11'9" (4.06 x 3.59)

Kitchen 10'8" x 8'1" (3.27 x 2.48)

Sun Room

Bedroom 10'11" x 8'0" (3.35 x 2.44)

Bathroom

South Facing Garden

Agents Notes

Tenure: Share Of Freehold

Maintenance: As & When

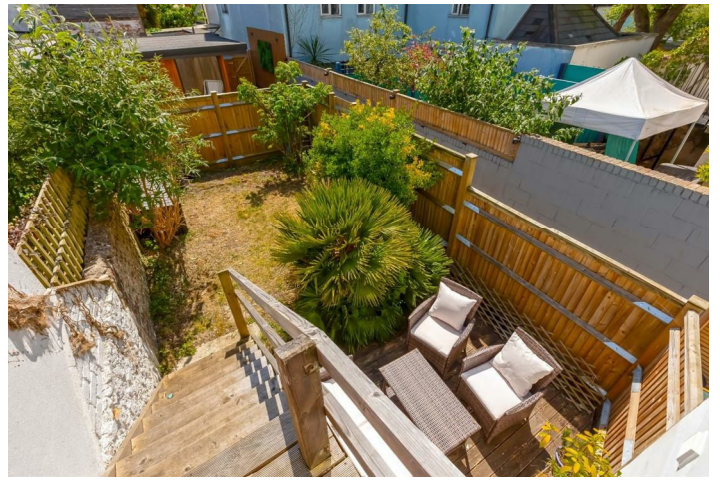
EPC Rating: D

Council Tax Band: A

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Energy Efficiency Rating	
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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.