



144 Springfield Road

Brighton, BN1 6BZ

Offers invited £650,000

A fantastic investment opportunity to acquire this unique freehold period property in the highly sought-after Springfield Road of Brighton. Currently arranged as three self-contained flats, this property offers significant potential for investors, or could be made into a truly special family home.

The property retains its charming Victorian façade and benefits from a spacious south-facing walled garden. In need of full refurbishment throughout the property offers an ideal opportunity for a buyer to modernise. Charming period features such as high ceilings, bay windows, and decorative mouldings are still present, enhancing the character of the building.

Located in a highly desirable residential area, this property is just a short walk from London Road Station, Preston Park, and well-regarded local schools. It also offers convenient access to central Brighton and the seafront.

Due to its current setup and requirement for refurbishment, this property is available to cash buyers only. This property is coming on to the market for the first time in nearly 70 years and presents a rare opportunity to purchase a freehold investment that still has plenty of period charm.



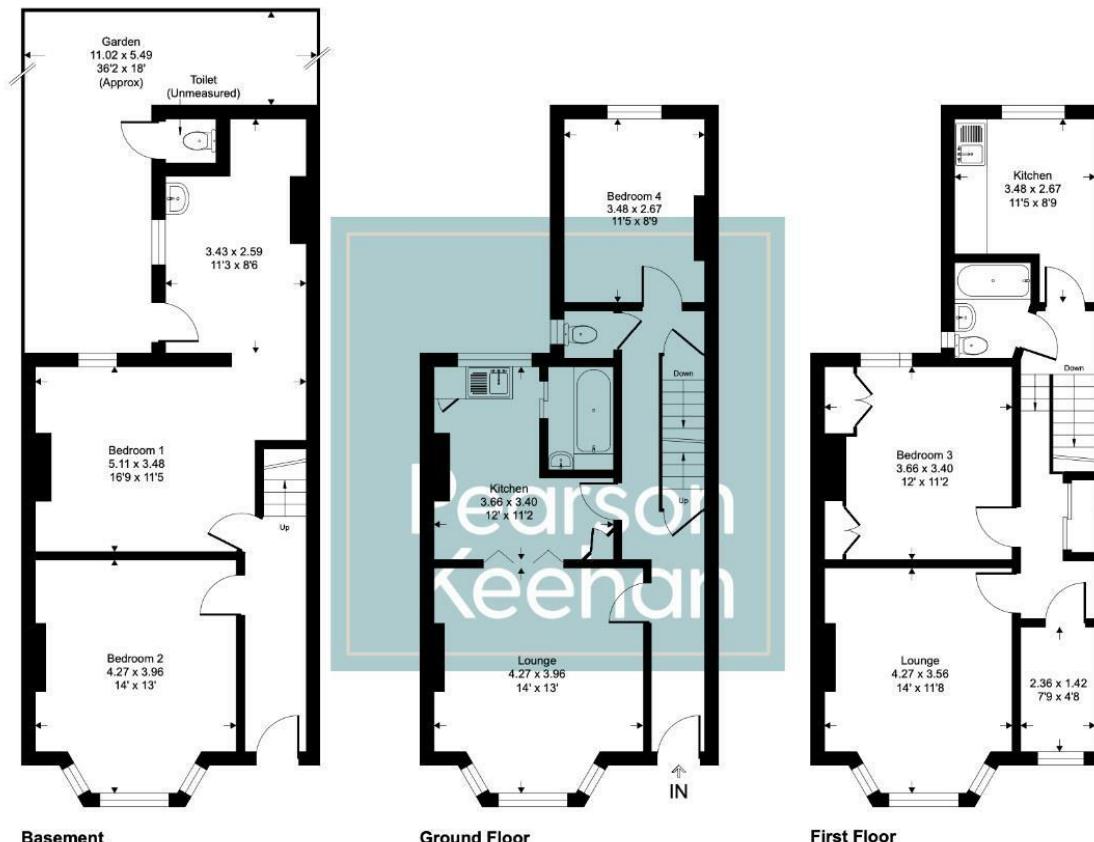
Pearson Keehan



Pearson Keehan

Springfield Road, BN1

Approximate Gross Internal Area = 153.3 sq m / 1651 sq ft (excludes toilet)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		35
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	