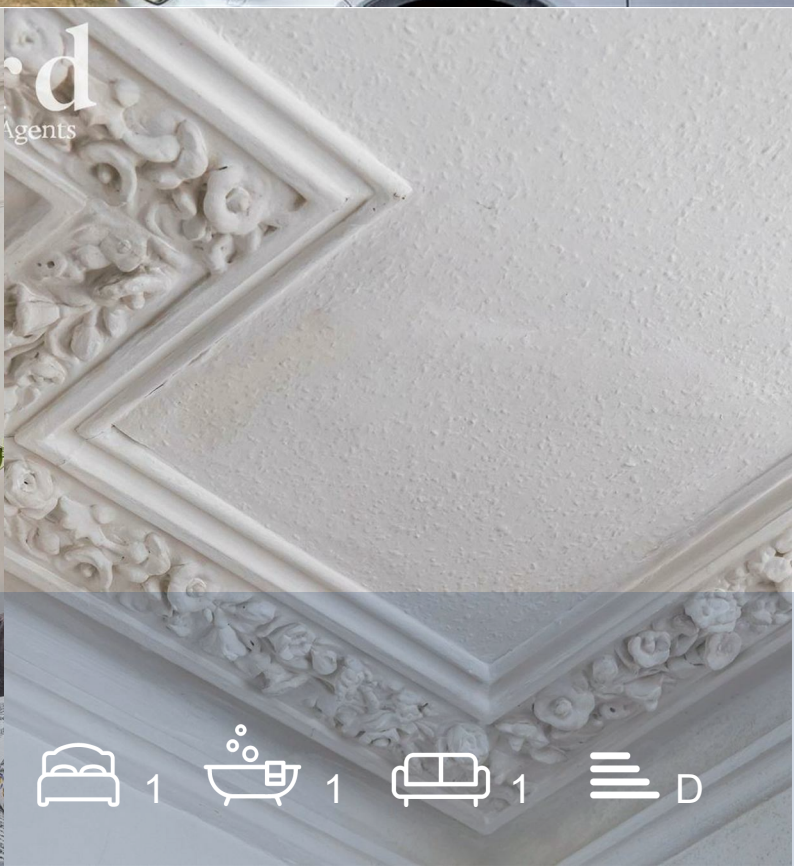


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Estate Agents



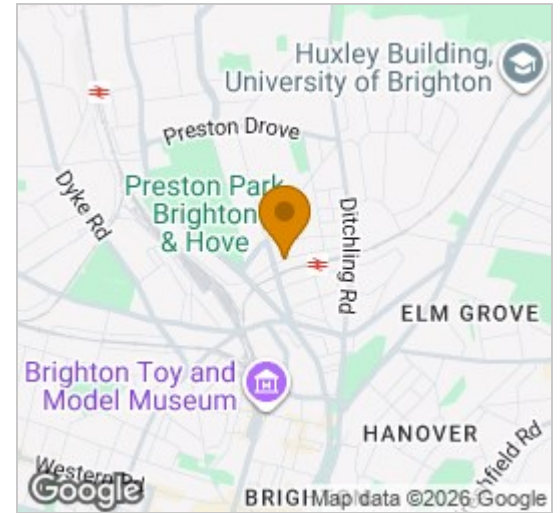
78 Springfield Road  
, Brighton, BN1 6DE  
**Guide price £300,000**



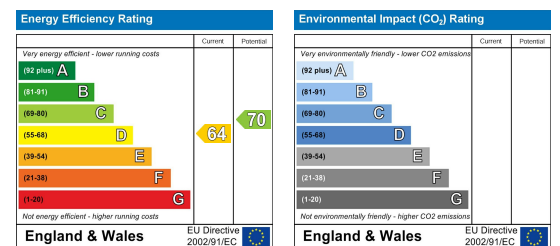
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- Share Of Freehold
- No Onward Chain
- Parking Zone J
- Beautiful South Facing Garden
- Ground Floor Flat
- 540 Square Feet
- Original Features
- South Facing Raised Deck

\*\*\*\*\*Guide Price £300,000-£325,000\*\*\*\*\*

Nestled on the charming Springfield Road in Brighton, this delightful one-bedroom garden flat presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere.

The flat features a double bedroom, perfect for relaxation, and a shower room that caters to all your needs. One of the standout features of this property is the impressive large south-facing garden, offering a private outdoor space ideal for enjoying sunny days or hosting gatherings with friends and family. The property also boasts a raised decked area which is a sun trap and has beautiful views of the viaduct in the distance.

There are local shops and cafes nearby at Preston Circus and it's only a stroll away from Down's junior and infant schools which have an excellent reputation, a stone's throw away from the bustle of town, yet far enough removed to take a quiet and more peaceful ambiance. Central Brighton is close enough for a pleasant walk or just pop on the bus for a short ride into the City centre. The area has many popular gastro pubs including the 'The Roundhill', 'Signalman' and the 'Open House'. Nearby Lewes and London Road have an abundance of local shops and supermarkets. The popular Fiveways is also within easy reach and there are great delis, coffee shops, a butcher and a baker at your disposal. Brighton mainline and London Road train station are within walking distance.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.