



Springfield Road

, Brighton, BN1 6DE

Guide price £375,000 to £400,000



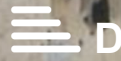
2



1



1



D

**Avard**  
Estate Agents



## Description

GUIDE PRICE £375,000 TO £400,000

Avard Estate Agents are pleased to offer this well-presented two-bedroom maisonette having been newly decorated, new carpets and bathroom, complete with a share of the freehold, situated on the attractive Springfield Road in Brighton.

The accommodation is arranged over two floors. The first floor comprises of a living room, a fitted kitchen, bedroom, bathroom and a lovely sun terrace — perfect for relaxing or enjoying some fresh air. Stairs lead to the second floor, where you'll find a further bedroom.

Ideally positioned between the popular Fiveways area and the lively Preston Circus, the property enjoys a wonderful balance of convenience and a neighbourhood feel. There are excellent local amenities nearby, including well-known pubs such as The Joker, The Signalman, and The Open House. Lewes Road and London Road offer a wide range of shops and supermarkets, while Fiveways is known for its independent delis, cafés, butchers, and bakeries.

For commuters, both Brighton railway station and London Road railway station are within easy reach, providing convenient links to Gatwick Airport and London. The beautiful Preston Park is also just moments away, offering green open space ideal for walking, exercising, or simply unwinding outdoors.

A well-located home offering comfortable living in a highly sought-after part of Brighton.

**Avard**  
Estate Agents



**Avard**  
Estate Agents



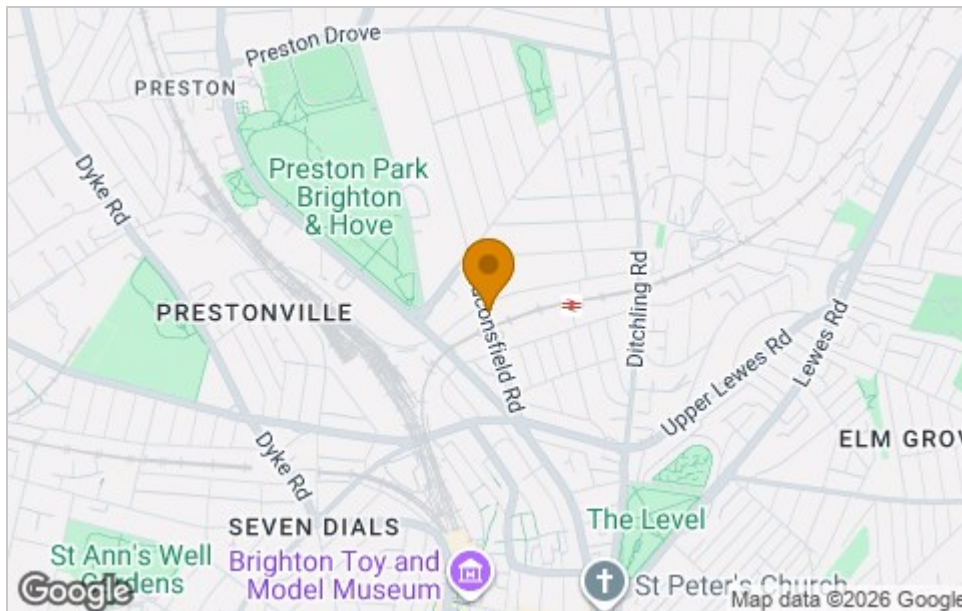
**Avard**  
Estate Agents



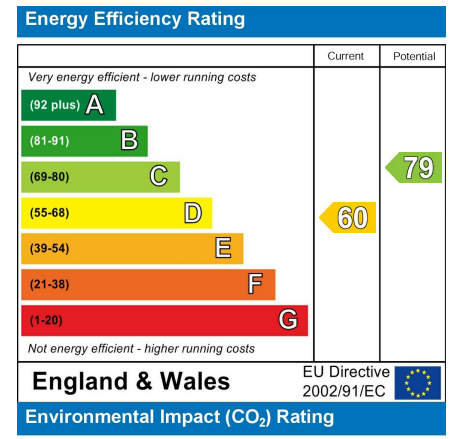
## Floor Plan



## 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.

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.