



First Floor Flat 36 Springfield Road

Brighton, BN1 6DA

£290,000



# First Floor Flat 36 Springfield Road, Brighton, BN1 6DA

**Avard**  
Estate Agents



## Description

Avard Estate Agents are delighted to present this charming two-bedroom flat, nestled within a stunning period Victorian building on the picturesque Springfield Road in Brighton. This delightful property is ideally situated between the vibrant Fiveways area and the bustling Preston Circus, offering the perfect blend of convenience and tranquillity.

The flat features a spacious reception room, providing a welcoming space for relaxation and entertaining. Two bedrooms are perfect for a small family or professionals seeking a comfortable living environment, bathroom and kitchen.

One of the standout features of this location is its proximity to excellent educational institutions, with Down's junior and infant schools just a short stroll away, renowned for their outstanding reputation. While the lively heart of Brighton is within easy reach, the flat is positioned far enough from the hustle and bustle to ensure a peaceful atmosphere.

Residents will enjoy a variety of local amenities, including popular gastro pubs such as The Joker, Signalman, and Open House, perfect for socialising with friends. The nearby Lewes and London Road areas boast an array of shops and supermarkets, ensuring all your daily needs are met. The charming Fiveways area is also close by, offering delightful delis, coffee shops, a butcher, and a baker.

For those commuting, both Brighton mainline and London Road train stations are within walking distance, providing excellent transport links to Gatwick Airport and London. Additionally, the beautiful Preston Park is nearby, offering a lovely space for leisurely days out.

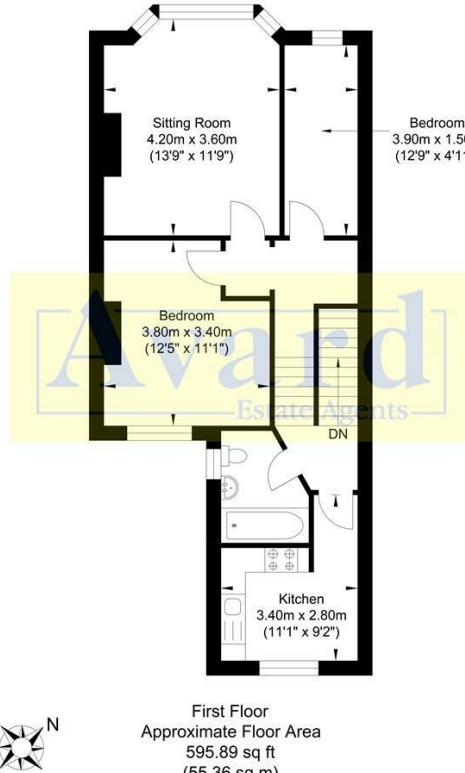
This flat presents an exceptional opportunity to enjoy the best of Brighton living, combining comfort, convenience, and a vibrant community atmosphere. Don't miss your chance to make this delightful property your new home.





## Floor Plan

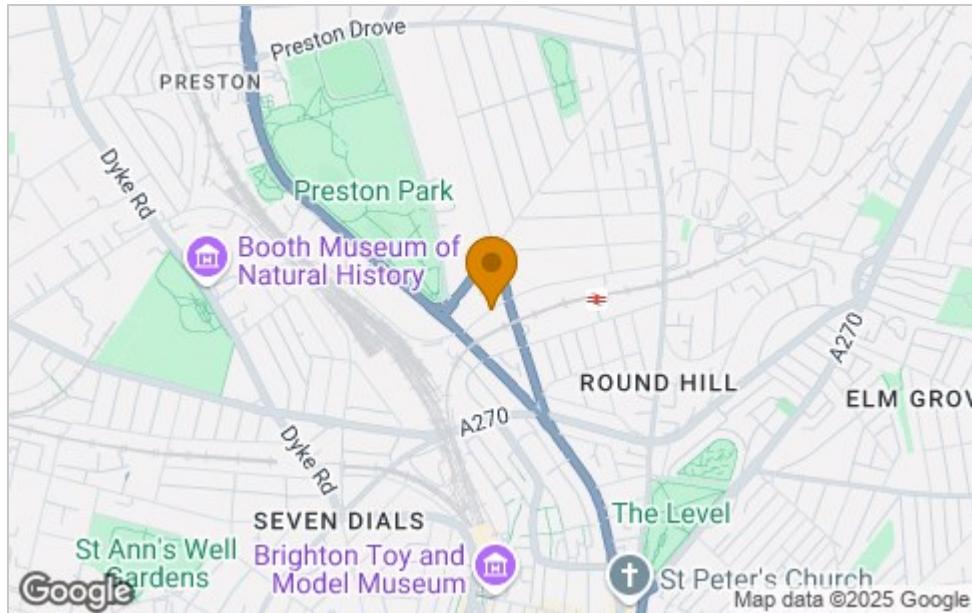
### Springfield Road



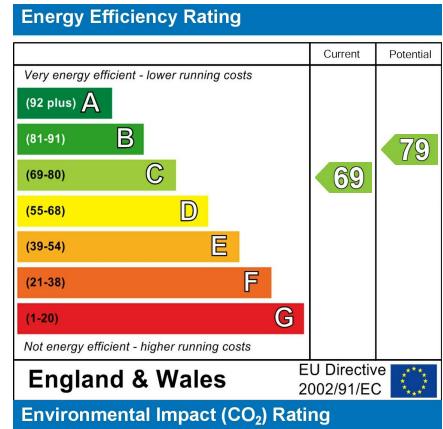
First Floor  
Approximate Floor Area  
595.89 sq ft  
(55.36 sq m)

Approximate Gross Internal Area = 55.36 sq m / 595.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## 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.

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