



Springfield Road

, Brighton, BN1 6DA

£275,000



## Description

Avard Estate Agents are delighted to offer for sale this charming two-bedroom ground floor apartment with the benefit of a share of the freehold, ideally situated on the highly sought-after Springfield Road in Brighton. Occupying part of an attractive Victorian period building, this characterful home offers well-proportioned accommodation and presents an excellent opportunity for a purchaser to modernise and add value.

The accommodation comprises a welcoming entrance hallway, a spacious open-plan living/kitchen area, two bedrooms, a bathroom, and a south-facing balcony, providing an ideal space to relax and enjoy the sunshine.

Perfectly positioned between the vibrant Fiveways and Preston Circus districts, the property enjoys the best of both worlds, combining a peaceful residential setting with excellent access to a wide range of local amenities. The area is renowned for its popular gastro pubs, including The Joker, The Signalmans, and The Open House, while nearby London Road and Lewes Road offer an extensive selection of shops, supermarkets, cafés and restaurants. Fiveways itself is home to a variety of independent delicatessens, artisan bakeries, coffee shops and local butchers.

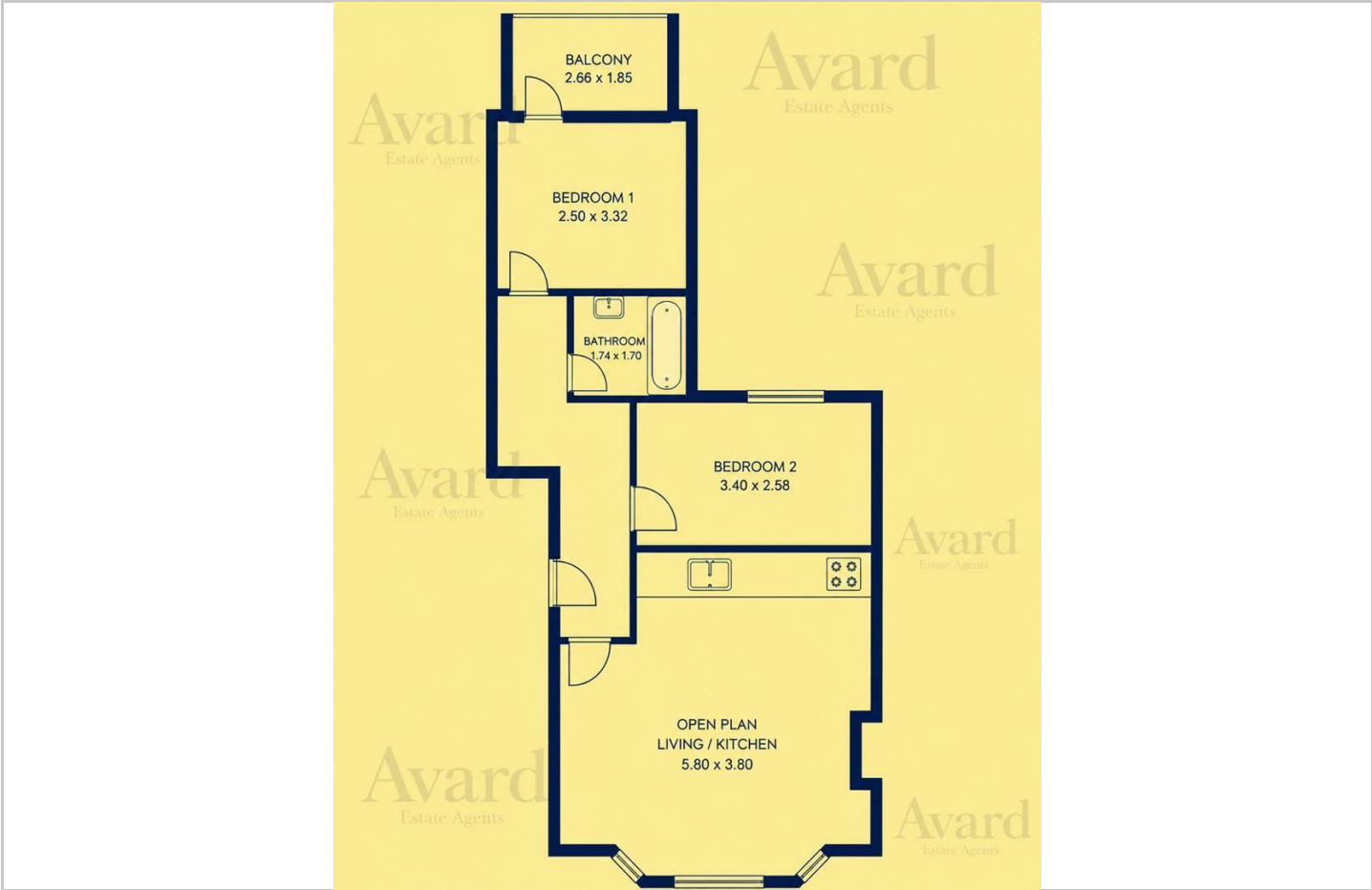
For commuters, both Brighton Mainline Station and London Road Station are within easy reach, providing regular services to London, Gatwick Airport, and beyond. The beautiful Preston Park is also just a short stroll away, offering expansive green open spaces, recreational facilities and community events throughout the year.

Offering period charm, a desirable location and exciting scope for improvement, this superb apartment represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a home in one of Brighton's most popular residential areas.

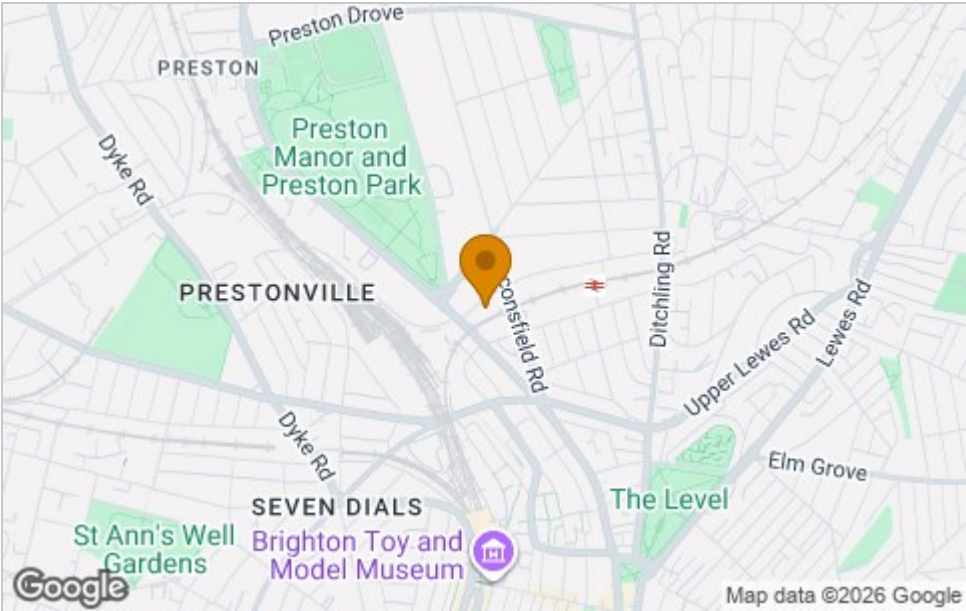




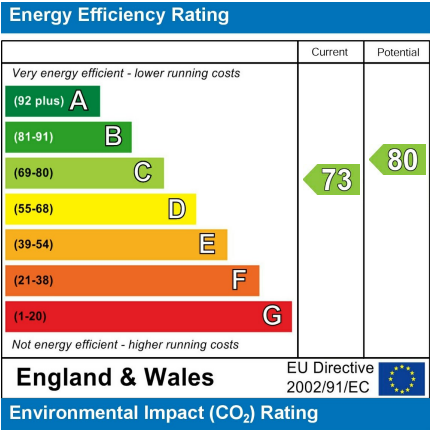
Floor Plan



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.

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