



156 SPRINGFIELD ROAD BRIGHTON, BN1 6DG

FREEHOLD

Fantastic family home with south facing garden and roof terrace. This impressive maisonette benefits from it's own street entrance, good sized rooms across three floors and the entire freehold. There is a real feeling of space with large bay windows and plenty of natural light throughout. The beautifully presented accommodation comprises: four double bedrooms, family bathroom with corner bath and walk-in shower, cloakroom, double aspect though lounge diner, kitchen and dining area with bi-fold doors leading outside.. There are some lovely features including a log burner and fireplaces along with plenty of built in storage space. Outside, the main garden area is split level with plenty of space for outside dining, whilst the roof terrace offers far reaching roof top views across the City towards the sea. There is the added benefit of solar panels, reducing energy bills.

Located in the 'Golden Triangle' one of the most popular areas of the City between Preston Park and Preston Circus and within easy reach Fiveways, the property is a stone's throw away from the bustling London Road which benefits from restaurants, cafes, shops, bars and many other amenities. With its ideal location, you are at the heart of all major transport links in and out of the city and range of fantastic schools close by. A one minute walk to London Road station and fifteen to Brighton station, there are excellent commuter links into central London.

**Nicholas
James**

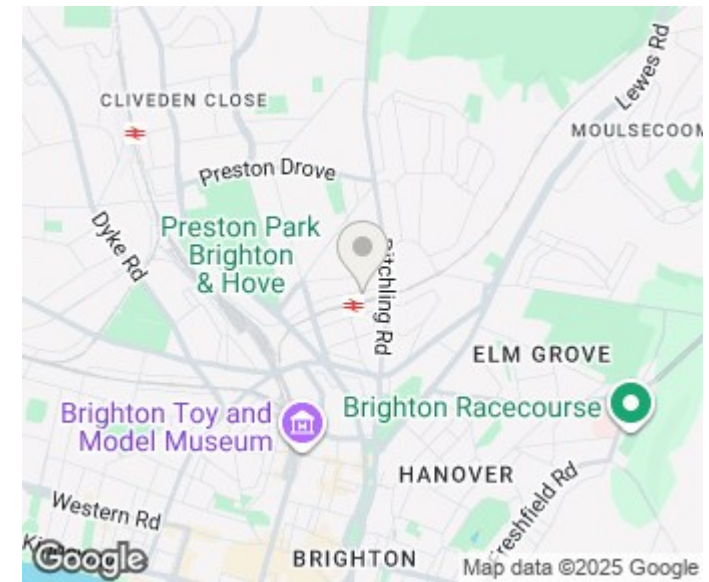
SALES LETTINGS AUCTIONS







156, Springfield Road, Brighton, BN1 6DG
 Total Area: 143.5 m² ... 1545 ft² Excluding Roof Terrace
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
 Ground Floor 8 The Drive
 Hove
 East Sussex
 BN3 3JA

01273 917915
 hello@nicholasjamesproperty.co.uk
 www.nicholasjamesproperty.co.uk

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