



## Upper Maisonette, 62 Springfield Road

Brighton, BN1 6DE

Offers In The Region Of £400,000

A beautifully presented, three bedroom, two bathroom maisonette in a popular and convenient location near Brighton mainline station and London Road station and Preston Park with its green open spaces and recreational facilities is a stone's throw away.

Springfield Road lies adjacent to Beaconsfield Road and Ditchling Road, a 10 minute walk from Brighton Mainline Station with northbound commuter links, with nearby London Road Station providing east and westbound connections. The bustling city centre is easily accessible as are schools catering for all age groups. Preston Park is a short walk away providing recreational facilities and green open spaces.

Front door opens onto a staircase that leads up to the first floor half landing to a double bedroom overlooking the Viaduct at the rear. A useful storage cupboard that houses the boiler is also on this level. Further stairs lead up to the first floor to a bedroom overlooking the rear, bathroom/WC and the open plan kitchen and living room to the front. The kitchen itself is well equipped with an integrated fridge/freezer, dishwasher, hob and oven. On the top floor is a bedroom with eaves storage and an en-suite shower room/WC.

In summary this is a must see property due to its locality and presentation and has a share of the freehold.

### Viewing

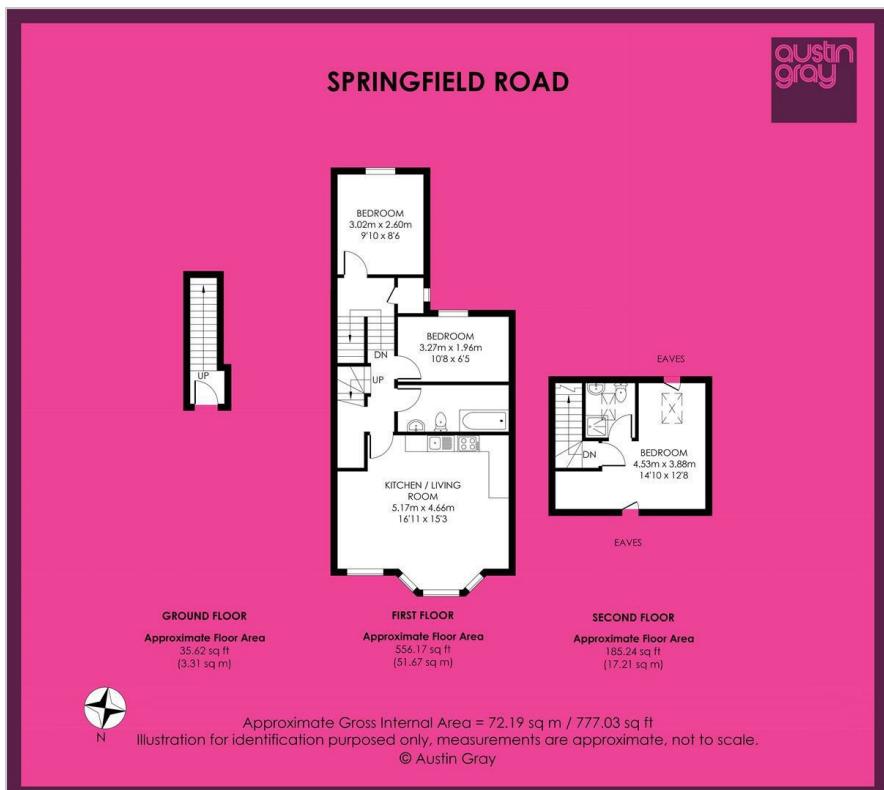
Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information.

- Share of the freehold
- 997 years remaining on the lease
- Maintenance is ad hoc
- Council tax band B



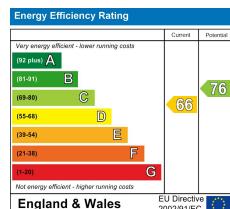
## Floor Plan



## Area Map



## Energy Efficiency Graph



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