



Springfield Road, BN2

Guide Price £375,000-£400,000

SPRINGFIELD
ROAD

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Springfield Road, BN2

2 Bedroom | 1 Bathroom | 660 sq ft | Two patios - North and South facing

Tucked away this beautiful terrace of historic properties has a real sense of community as once discovered, people tend to stay. Set back from the one-way street, inside this spacious apartment spans the whole of the lower floor of a classic Victorian terraced house and has its own private entrance past the front patio. Set privately down from the street behind fashionable fencing, with big windows and high ceilings it has plenty of natural light, and the door opens to a spacious room with inviting views along the apartment to the streamlined kitchen.

The whole apartment has been completely refurbished, rewired and fully replastered giving fresh clean lines in all of the rooms. The living dining room is a secluded retreat looking over to the striking, horizontal fencing which doesn't block the light but which shields it from the street. A classic beauty of 8.59 x 5.85m (28'2 x 19'2) to enjoy, it blends generous period proportions with a timeless finish which includes good grade oak flooring and walls decorated in the calming hues of Pale Walnut.

The south patio is paved and lit with ample space for a table, chairs and a barbecue together with space to store bikes and buggies.

Inside, both bedrooms have fresh decoration and views over the patio. Guests will love the airy bedroom at the back with an ensuite which has underfloor heating and is large enough for a bath with a shower over, whilst the central bedroom room 3.80 x 3.60m (12'5 x 11'9) in which to unwind has an en suite shower room where the designer finish includes a warming rail for towels as well as underfloor heat. The bathroom fittings in both bathrooms are Hansgrohe for that extra level of luxury.





OWNER'S THOUGHTS

"Perfect if you need rapid or regular access to Gatwick or London as the station is a 10-12 minute walk, this is a popular area full of professionals and families where you are never far from a coffee and a croissant -or a bistro pub. Preston Park, which hosts events in the arts festivals, the shops and restaurants of Preston Circus and fashionable open air market and legendary North Laine are a short walk, the sports facilities and fun runs of Preston Park are a 5 minute stroll, and local buses take you straight into or out of the city."

Education:

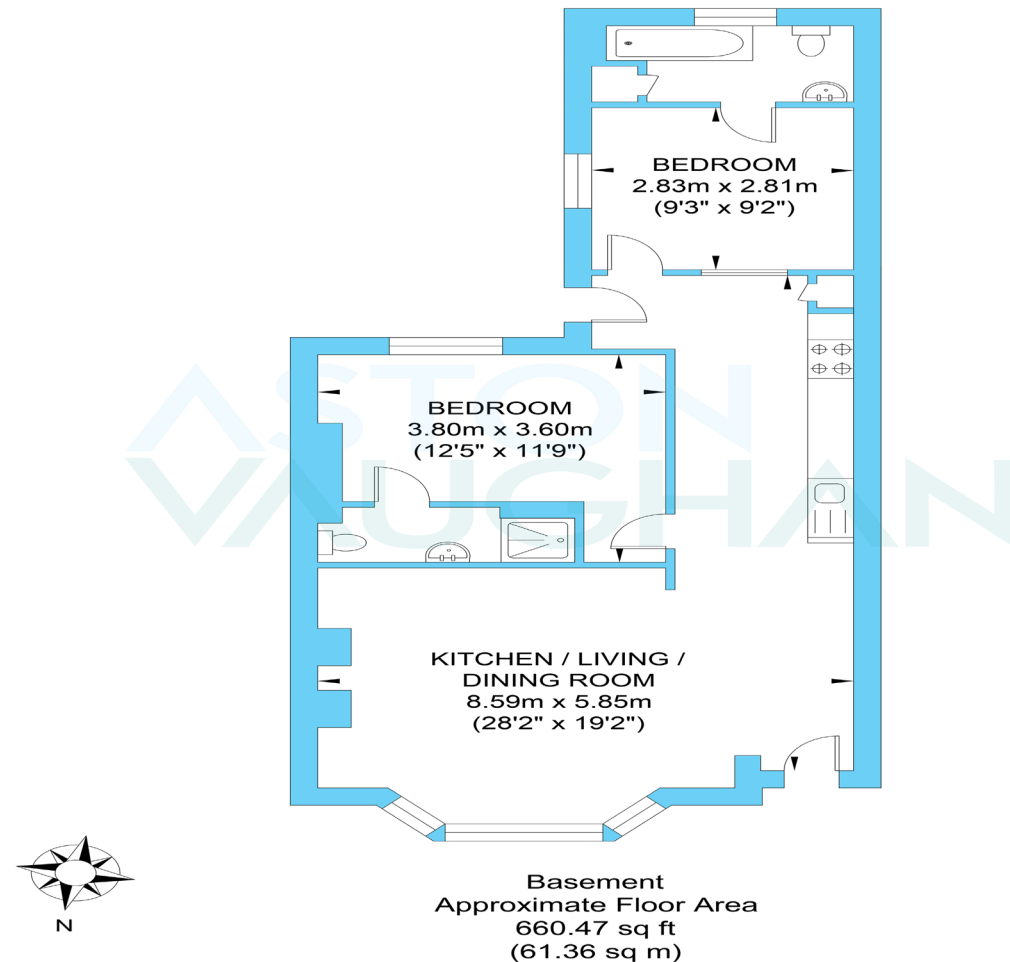
The Downs Infant, The Downs Junior

Varndean High, Dorothy Stringer

Varndean 6th Form College, BIMM, MET

Private Schools: Brighton College, Brighton Girls, Brighton Waldorf

Springfield Road



Approximate Gross Internal Area = 61.36 sq m / 660.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.