



Springfield Road, BN1

Guide Price £750,000- £775,000

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## INTRODUCING

# Springfield Road, BN1

4 Bedrooms | 1 Bathrooms | 1 Reception Rooms  
1598Sq Ft | South facing rear garden

Generous room proportions, high ceilings and a wealth of period features are just a few of the impressive elements found in this renovated Victorian maisonette. It is spread over three spacious floors and is south facing at the rear ensuring it is beautifully bright right through the day, while also enjoying views over the striking Victorian viaduct which runs along the rear of the building towards Brighton Station.

Internally, the house bears many original period features including marble fireplaces, cornicing and sash windows, which have been combined with contemporary fittings within the kitchen and bathroom, bringing 20th century style streamlined design to each space. There remains plenty of scope for further redecoration and modernisation to add value or put your own stamp on the place – and the garden is ripe for landscaping with space for a garden office if need be.

This substantial home is formed from the ground, first and second floors of a substantial townhouse sitting at the lower end of Springfield Road. Externally, the house is quintessentially Victorian with canted bay sash windows and architectural mouldings. Steps lead up to the front door where upon entry, the true scale and beautiful features of the home becomes apparent. The ceilings soar within the entrance hall and plasterwork mouldings wend their way around the perimeter. Soft grey carpets flow throughout, paired with fresh white walls and these features continue in the elegant living room to the right.

Spanning the depth of the house with dual aspect windows, the living room is vast and versatile allowing separate spaces for work, rest and entertaining. The original timber folding doors have been retained to divide the rooms if need be, and there are two grand fireplaces which add character. From the rear window, you get the first glimpse of the historic viaduct above the green of the garden offering a lovely view from within.





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**Vendor's Comments:**

“This property has been a fantastic rental property for sharers, and while it certainly works well as a shared house for students or landlords, the location is even better for families as there are excellent schools and parks nearby. There is a lovely energy to this part of the city which has seen massive amounts of regeneration in recent years, so we hope the new owners enjoy their time here.”





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Along the hall, passing a useful ground floor WC, the kitchen sits at the far end with a door leading out to the sun deck then down the stairs to the garden. This impressive room has been modernised by those with a refined eye for interior design, using charcoal grey cabinetry paired with wood door fronts and oak finishes to the splashbacks and worktops. Within these, the appliances are integrated, and there is ample space on the cool cork floor for a dining table and chairs by the window.

Stepping down to the garden, it feels surprisingly private for a city centre space. It has become overgrown over the years, but it could easily become a lovely patio area for dining alfresco in the sunshine.

Returning indoors, stairs rise to the first-floor split-level galleried landing which has retained its original bannisters. To the rear, bedroom four is a surprisingly spacious double room with views over the garden to the city which only improve the further up the house you go. Next door, there is another useful WC, while the main bathroom is to the front of the first floor close to bedrooms two and three. These are equally spacious double rooms with period fireplaces and tall sash windows to fill them with light. The middle room has built-in wardrobes and the washing machine is cleverly placed outside the bathroom below the stairs to the second floor.

The bathroom is on trend with both brick wall tiles and patterned floor tiles which are a nod to the original era of the house, while the suite is contemporary with a shower over the bath.

Upstairs, the sizable principal bedroom is formed within the loft space, so it is ultimately peaceful with exceptional views from a fully glazed dormer. These now take your line of sight through the graceful arches of the viaduct to the church roofs of both St Bartholomew's Church and St Peter's. The trains trundle slowly across the viaduct to the station, so they do not create much sound and the proximity of Brighton Station is a huge bonus.





## LOCATION GUIDE

### Education:

Primary: Downs Infant and Junior Schools

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

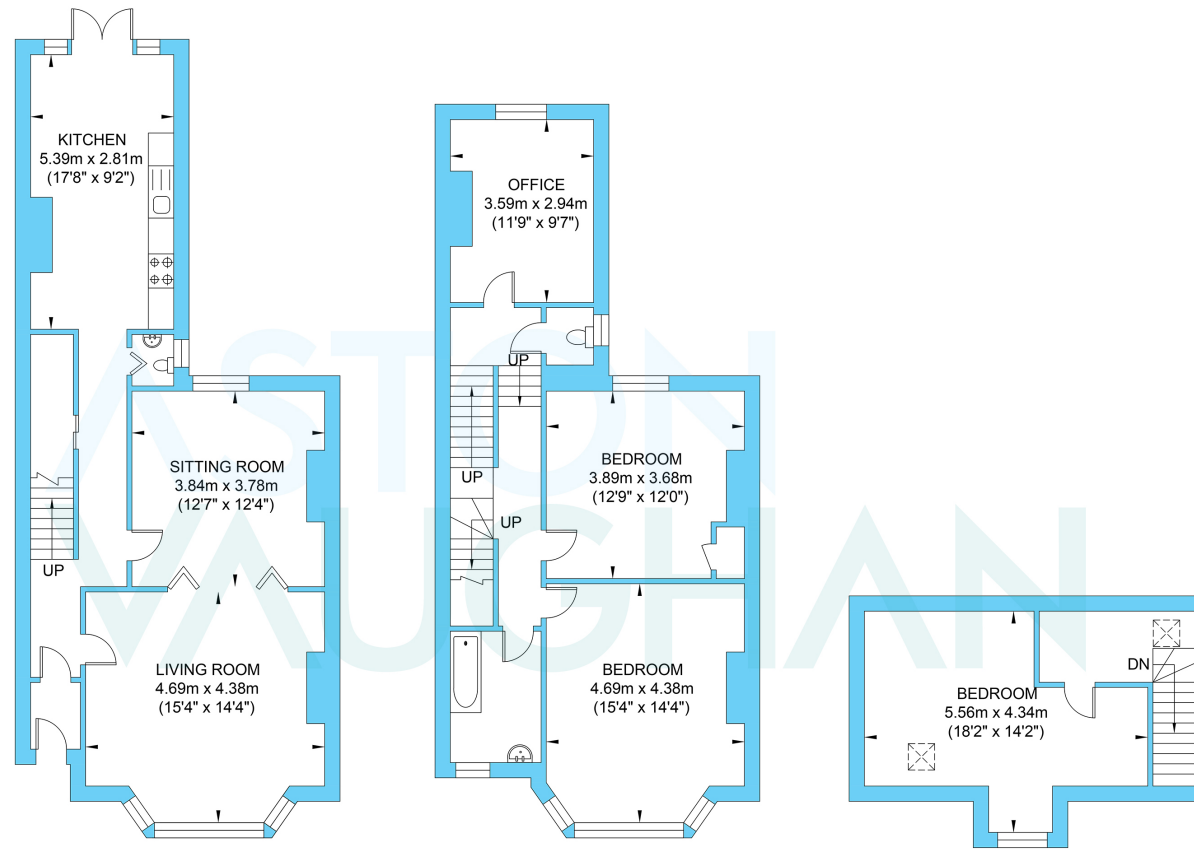
Private: Brighton College

### Good to Know:

There is a real sense of community amongst these pretty terraces of Victorian homes which has made them hugely popular for families over the years. You can access the city on foot, from the cultural North Laine to the newly regenerated Preston Circus with its many excellent eateries and bars, plus Brighton Station is a few minutes away for the London commute. The primary schools at the top of the hill are 'Ofsted outstanding', and you are in the catchment for two of the most sought-after secondary schools, so no wonder it has held its appeal. The A23/A27 and London Road Station are also within easy reach, for those requiring fast links to the universities, Gatwick or London on a daily or weekly basis.







Ground Floor  
 Approximate Floor Area  
 693.08 sq ft  
 (64.39 sq m)

First Floor  
 Approximate Floor Area  
 653.47 sq ft  
 (60.71 sq m)

Second Floor  
 Approximate Floor Area  
 252.30 sq ft  
 (23.44 sq m)

Approximate Gross Internal Area = 148.54 sq m / 1598.87 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.