



22 Balfour Road, Brighton, BN1 6NA

£2,500 PCM

Maslen Letting Agents is delighted to offer to rent a rare opportunity for a recently refurbished family home in the heart of Fiveways. The property retains its original charm and character, comprising on the three double bedrooms, en-Suite Shower Room, spacious living room, dining/study/bedroom or playroom, cloakroom and kitchen-diner with log burner. The area is well served with schools and nurseries, and the property is close to a range of independent shops, park, cafes and pubs. Deposit £2880. EPC Rating D. Council Tax Band D. The property is part-furnished and available from the 19th August.

Hallway

Mirror and shoe cabinet.

Living Room

14'5" x 12'5" (4.4m x 3.8m)
Wall mirror.

Study/Playroom/Bedroom

10'9" x 9'10" (3.3m x 3.0m)

Cloakroom

Low Level WC. Wall mirror.

Dining Area

10'9" x 9'10" (3.3m x 3.0m)

Kitchen Area

9'10" x 8'6" (3.0m x 2.6m)
Blue and grey dresser, fridge/freezer, washing machine, and dishwasher

Bedroom One

16'0" x 14'9" (4.9m x 4.5m)
Two grey wardrobes.

En-Suite Shower Room

Wall mirror.

Bedroom Two

10'9" x 9'6" (3.3m x 2.9m)
Green wardrobe

Bedroom Three

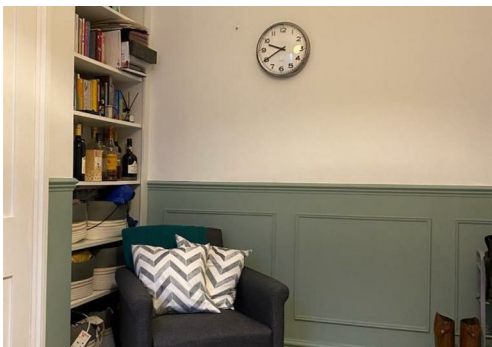
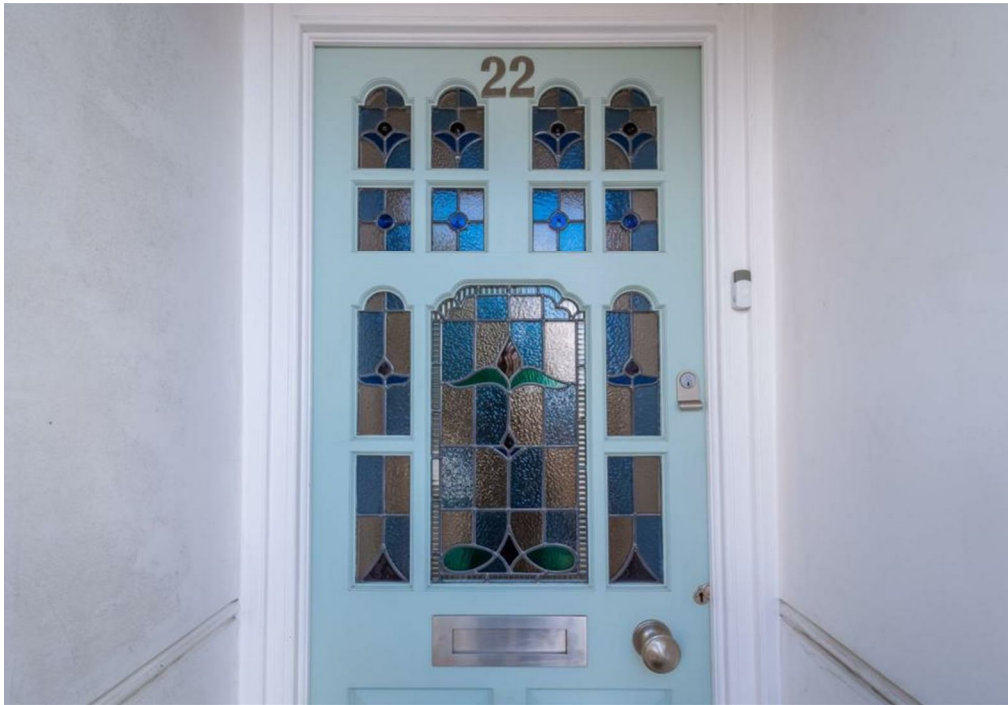
12'1" x 9'10" (3.7m x 3.0m)

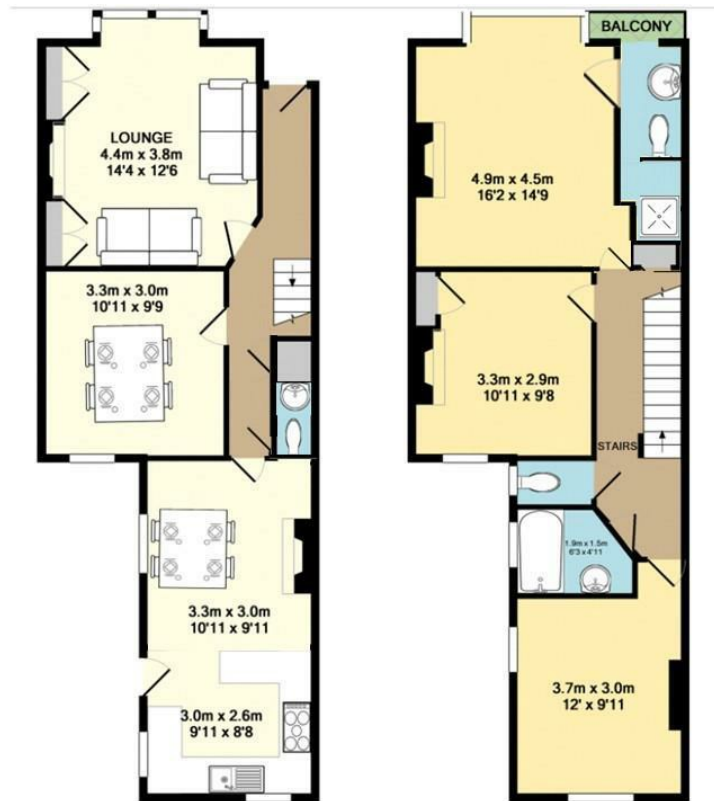
Bathroom

Wall mirror.

Rear Garden

Outdoor sofa, 3x artificial bamboo plants





IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



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