



Guide Price
£625,000

Freehold

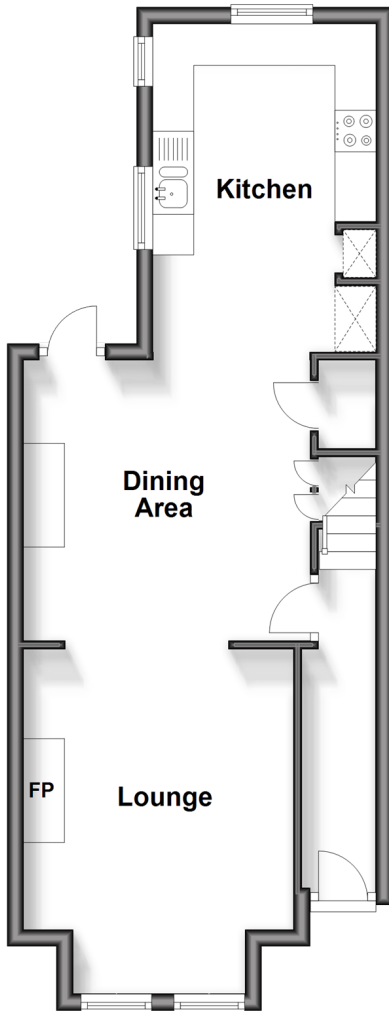
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**Balfour Road, Brighton,
East Sussex, BN1**

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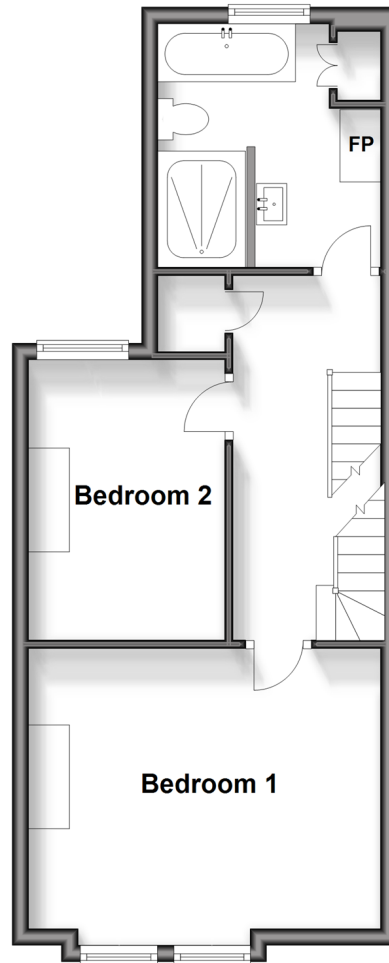
Ground Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



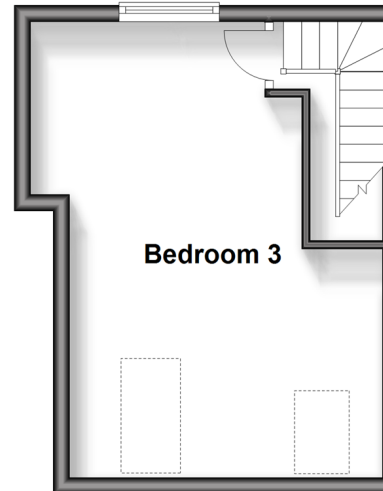
First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Second Floor

Approx. 22.0 sq. metres (237.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 10'11 x 10'8 (3.33m x 3.25m)

Dining Area : 12'1 x 10'9 (3.69m x 3.28m)

Kitchen : 13'0 x 8'10 (3.97m x 2.69m)

FIRST FLOOR

Landing

Bedroom 1 : 14'1 x 11'0 (4.30m x 3.36m)

Bedroom 2 : 10'11 x 8'9 (3.33m x 2.67m)

Bath & Shower Room

SECOND FLOOR

Landing

Bedroom 3: 18'2 x 12'6 (5.54m x 3.81m)

OUTSIDE

Front & Rear Garden



Main features

- Lovely terraced home located in friendly, family orientated community
- Well-presented and extended accommodation
- Rear garden
- Close to excellent schools
- A short walk to Preston Park & Preston Park train station



Nearest Schools

Primary Schools: Balfour Junior School 0.1 miles, St Bernadette's Catholic Primary 0.9 miles, Downs Junior School 1.0 miles
Secondary Schools: Dorothy Stringer High School 0.3 miles, Varndean School 0.4 miles



Transport Information

Train Stations: Preston Park 0.9 miles, London Road 1.0 miles, Brighton 1.4 miles



Address

Balfour Road, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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