

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



Barrowfield Drive, Hove, East Sussex BN3 6TF

£4,350 PCM

PS&B are pleased to present this BEAUTIFULLY MAINTAINED five-bedroom detached family home, optionally available furnished or unfurnished, and located in one of Brighton's most prestigious residential enclaves. Discreetly positioned between Dyke Road and the tree-lined Barrowfield Drive, the property offers privacy, elegance, and convenience.

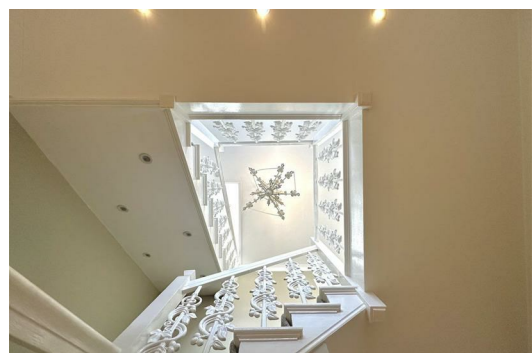
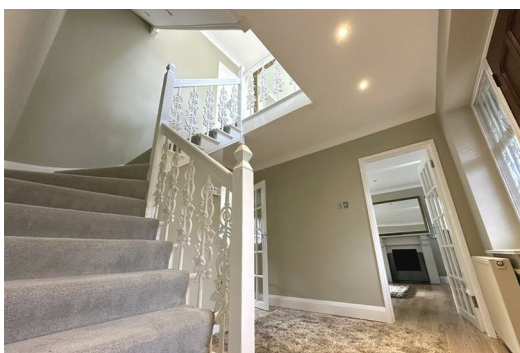
A chandelier-lit entrance hall with wooden flooring and a carpeted staircase welcomes you into this exceptional residence. The ground floor comprises two SPACIOUS AND LIGHT-FILLED reception rooms - one with a working fireplace, the other with a feature fireplace, large double-glazed windows, and French doors opening onto a landscaped rear garden and a FULLY EQUIPPED PRIVATE GYM. A luxurious L-shaped open-plan kitchen/diner includes granite worktops, a double gas cooker, American-style fridge/freezer, integrated washing machine and tumble dryer, and ample storage. A separate WC and flat screen TVs in both reception rooms are also included.

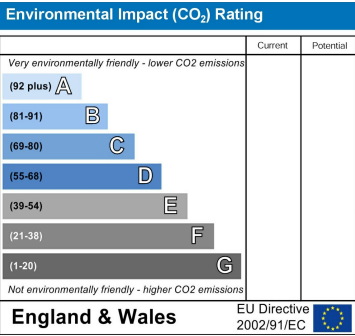
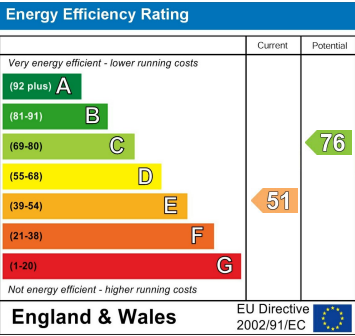
The first floor offers a sleek, modern family bathroom with bath, separate shower, wash basin and WC, two generously sized double bedrooms, and a single bedroom/study with built-in storage. One double bedroom benefits from a contemporary en-suite bathroom with bath and separate shower. Bedrooms are furnished to a high standard, with optional contemporary wardrobes and double beds.

The second floor comprises two further spacious double bedrooms with large wardrobes and a third bathroom featuring floor-to-ceiling tiling and a bath with shower attachment.

Externally, the property features a landscaped south-facing patio, a private front garden with manicured lawn and mature trees, and a SECURE AUTOMATIC GATED ENTRANCE WITH PARKING FOR TWO OR MORE VEHICLES. The garage has been professionally converted into a fully functional private gym.

Offered unfurnished, or part furnished and available for immediate occupation.





VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent