



Balfour Road, Brighton, BN1 6NA
£250,000

 1  1  1  D



Balfour Road, Brighton, BN1 6NA

£250,000

Priors are pleased to offer this bright top floor one bedroom apartment situated close to Preston Park.

The accommodation is split level, well planned and offered with vacant possession / no on-going chain.

The flat benefits from gas-fired central heating and upvc double glazed windows.

Local shops are situated in Preston Drove and bus services pass nearby providing access to most parts of Brighton & Hove. Preston Park is easily accessible as is the train station with its commuter links to London.

Entrance Hall

Spacious split level hall, stairs and landing. Picture window with far-reaching views. Sky-light on top landing. Door-entry phone hand-set.

Lounge

13 x 11 (3.96m x 3.35m)

Lovely bright west facing room. 2 large picture windows with interesting views . Radiator. Brick fireplace and shelving to recess. Useful large double built in storage cupboard.

Kitchen

8'3 x 7'6 (2.51m x 2.29m)

Fitted with beech effect base and eye level units comprising cupboards, drawers and granite effect work-tops. Oven, hob and extractor fan. Space for fridge, freezer. Sink unit and plumbing for washing machine. Picture window with views.

Bedroom

11'6 x 9'6 (3.51m x 2.90m)

Double bedroom with built in wardrobe cupboards. Radiator, dado rail.

Bathroom

Good sized bathroom, white suite with panelled bath- shower and screen.

Wash hand basin and low flush wc. Built in cupboard housing boiler. Radiator and part tiled walls.

Outgoings

We are advised that the flat comes with a 'Share Of The Freehold'

Lease Term- 999 years from 25/12/1983.

Maintenance Payments- There are 3 flats in the building- each paying an equal third of any expenditure.

Other Information

Council Tax Band- A. Parking Zone- F. EPC Rating- D.



90 Western Road, HOVE, BN3 1GG
T. 01273 772385 / @.agency@wmprior.co.uk



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		
	62	76
England & Wales		EU Directive 2002/91/EC



Total Area: 44.4 m² ... 477 ft²

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.