



Guide Price
£280,000

Leasehold

1x  1x  1x 

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

cubitt&west
Helping you move forwards



Main features

- Ideal first time buy
- Close to Preston Park and Fiveways local shops/coffee shops
- Walking distance to Preston Park train station
- Lounge with bay window and second reception room, ideal for home working
- Rear patio garden

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge : 14'0 into bay x 12'8
(4.27m x 3.86m)

Bedroom : 10'9 x 10'7 (3.28m x 3.23m)

Dining Room : 11'7 x 10'5 (3.53m x 3.18m)

Kitchen : 7'6 x 5'6 (2.29m x 1.68m)

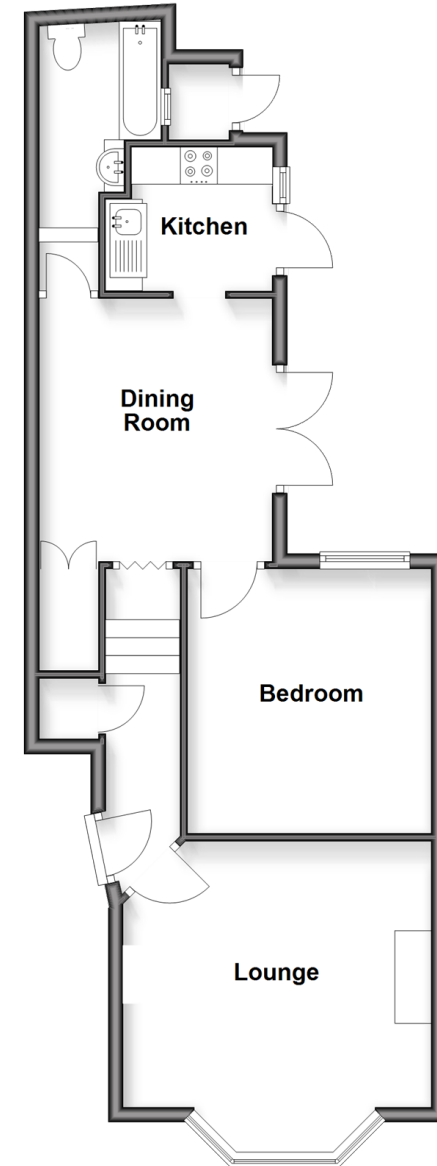
Bathroom

OUTSIDE

Rear Patio

Split Level Ground Floor

Approx. 55.6 sq. metres (598.6 sq. feet)



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

