



142B Balfour Road, Brighton, BN1 6NE

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Spacious Open Plan Living Space with Fitted Kitchen * Separate W.C

First Floor: Two Double Bedrooms * Modern Bathroom

Top Floor: Main Bedroom with en-suite Wet Room and Walk-in Wardrobe.

Outside: Off road parking * Paved Rear Garden * Side Access

CHAIN FREE - CLOSE TO PRESTON PARK STATION

This modern semi-detached home offers bright, generous accommodation arranged over three floors, making it an ideal choice for anyone seeking space, style and low-maintenance living. The ground floor features a superb open-plan living area with a contemporary fitted kitchen — a great social space that works beautifully for everyday life and entertaining. There's also a separate W.C. on this level. On the first floor are two comfortable double bedrooms along with a smart, modern family bathroom. The top floor is dedicated to an impressive main bedroom suite, complete with excellent storage and a sleek en-suite wet room.

Outside, the property enjoys a private patio garden and the convenience of off-road parking. Offered with no onward chain, this is a fantastic opportunity to secure a modern home in a popular location.



This lovely property is situated in this sought after tree lined residential road which runs between Ditchling Road and Preston Drove and just a short walk from the beautiful 65acre Preston Park with its excellent recreational facilities including Tennis Courts, Bowling Greens and children's play area. There is an excellent range of local shopping nearby at Preston Village and Fiveways which includes a Post office, Butcher, Baker, Greengrocer, Deli and Co Op. There are excellent schools for children of all age groups within easy reach, also good public transport providing access to Brighton City Centre and the A27. Preston Park mainlines railway station, with a direct service to London Victoria is just a short walk away and Brighton seafront with its fine recreational facilities and bathing beaches being approximately two miles distant.

Local Information

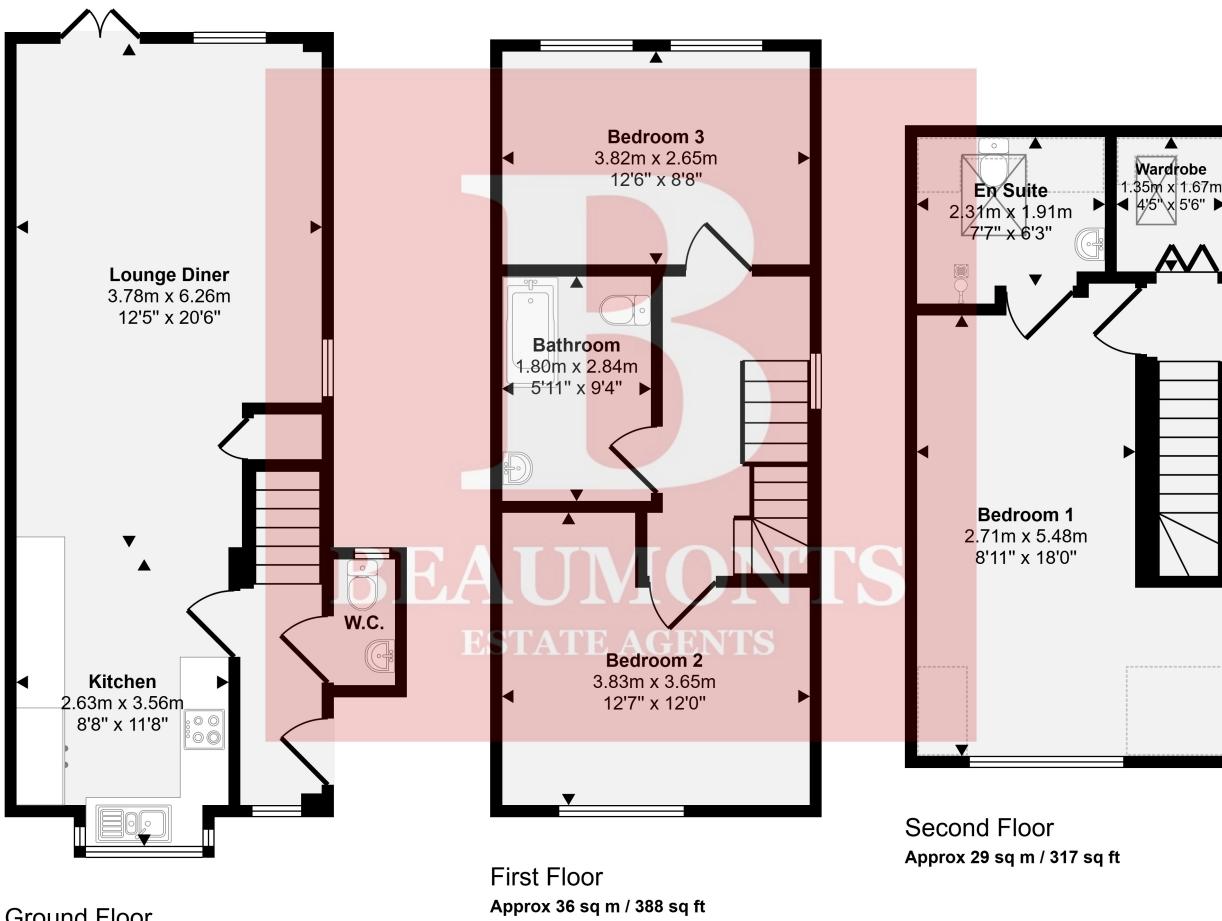
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|----------------------------|-----------|
| Local shopping at Fiveways | 0.5 miles |
| The Lanes | 1.0 miles |
| Preston Park | 0.3 miles |
| Varndean Schools Complex | 0.4 miles |
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| Preston Park Station | 0.7 miles |
| | |
| Brighton Mainline Station | 1.5 miles |
| | |
| Brighton Seafront | 1.9 miles |
| Brighton Shopping Centre | 1.6 miles |

All distances approximate

Council Tax Band D



Approx Gross Internal Area
103 sq m / 1113 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.