



**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

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

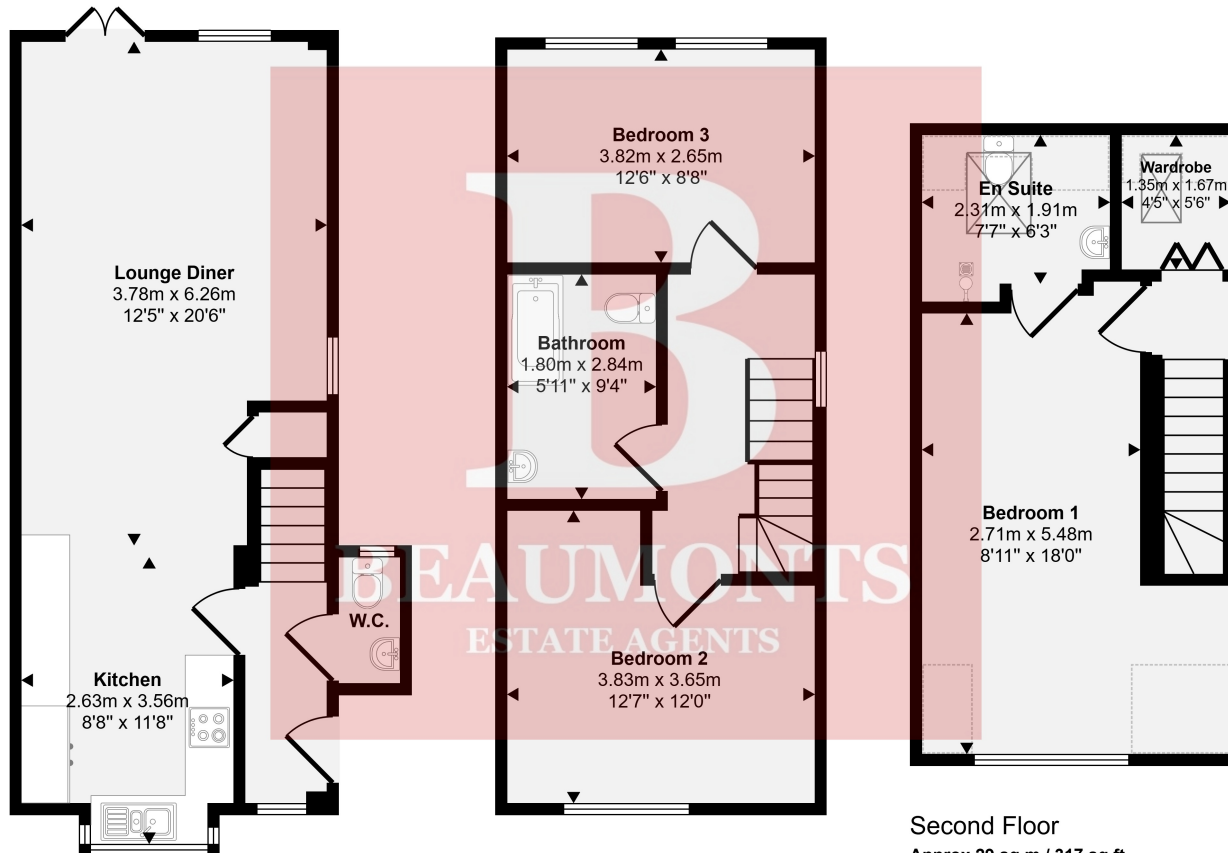
All distances approximate

Council Tax Band D





Approx Gross Internal Area  
103 sq m / 1113 sq ft



Ground Floor  
Approx 38 sq m / 409 sq ft

First Floor  
Approx 36 sq m / 388 sq ft

Second Floor  
Approx 29 sq m / 317 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT  
**01273 550881**  
[www.beaumontsresidential.co.uk](http://www.beaumontsresidential.co.uk)



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.