



Guide Price
£685,000

Freehold

3x  1x  1x 

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

cubitt&west
Helping you move forwards



Main features

- Family home in friendly Fiveways neighbourhood, local shops, cafes locally
- Close to excellent schools for children of all ages
- Walking distance to Preston Park station
- Lovely rear garden
- Plenty of storage

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 14'5 into bay x 11'7 (4.40m x 3.53m)

Dining Area: 11'11 x 11'9 (3.63m x 3.58m)

Kitchen : 9'7 x 9'2 (2.92m x 2.80m)

FIRST FLOOR

Landing

Bedroom 1 : 15'5 into bay x 14'8 (4.70m x 4.47m)

Bedroom 2 : 13'0 x 9'4 (3.97m x 2.85m)

Bedroom 3 : 11'8 x 9'3 (3.56m x 2.82m)

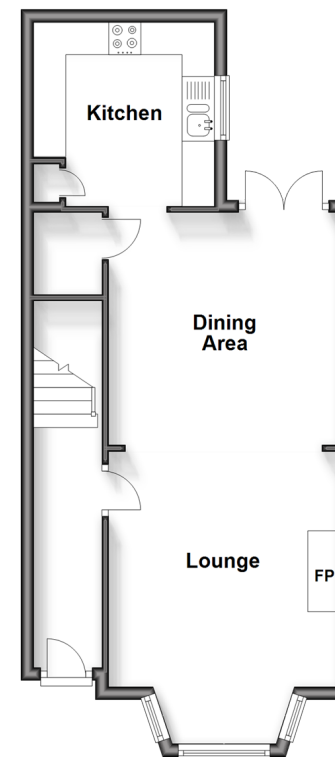
Bathroom

OUTSIDE

Front & Rear Garden

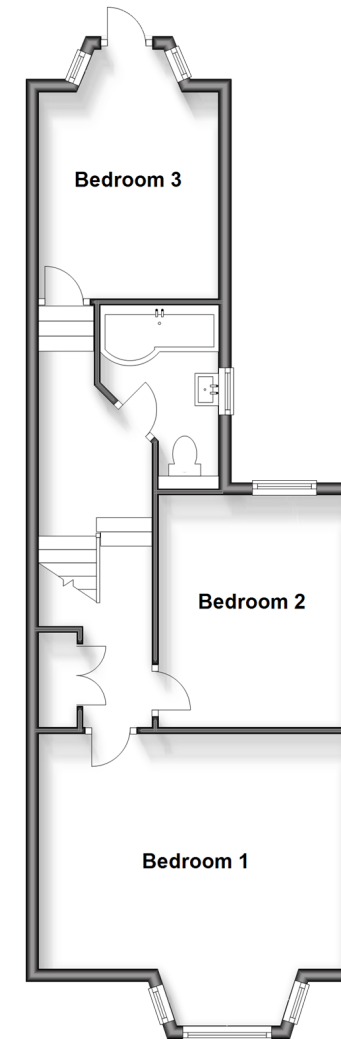
Ground Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- 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



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