



Guide Price
£650,000

Freehold

4x  1x  1x 

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

cubitt & west
Helping you move forwards



Main features

- Terraced family home located in friendly Fiveways community
- Within the catchment area for excellent local schools, for children of all ages
- Preston and Blakers park nearby
- Walking distance to train station
- Rear garden

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge : 11'8 into bay x 10'2 (3.56m x 3.10m)
 Dining Area : 11'4 x 10'2 (3.46m x 3.10m)
 Kitchen/Breakfast Room : 17'4 x 9'4 (5.29m x 2.85m)

FIRST FLOOR

Landing
 Bedroom 1 : 26'1 into bay x 13'5 (7.96m x 4.09m)
 Bedroom 2 : 11'1 x 9'9 (3.38m x 2.97m)
 Bedroom 3 : 9'7 x 9'5 (2.92m x 2.87m)
 Bathroom

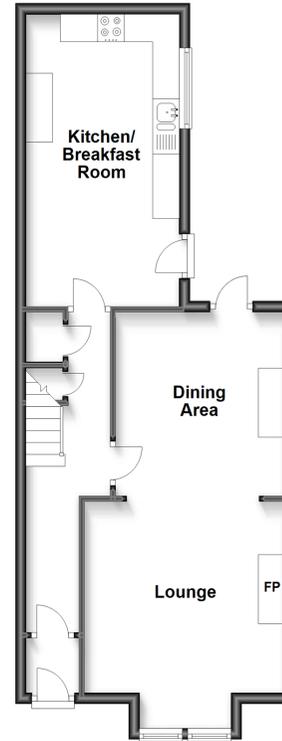
SECOND FLOOR

Landing
 Bedroom 4/Study : 16'2 x 12'1 (4.93m x 3.69m)

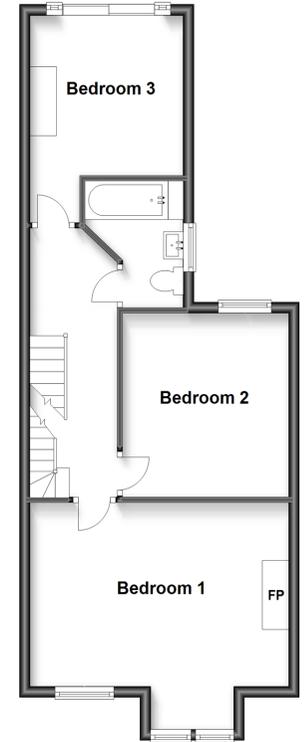
OUTSIDE

Front & Rear Garden

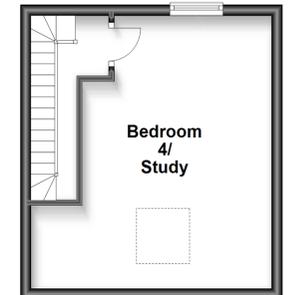
Ground Floor
 Approx. 50.4 sq. metres (542.3 sq. feet)



First Floor
 Approx. 49.8 sq. metres (536.4 sq. feet)



Second Floor
 Approx. 22.5 sq. metres (241.7 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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