



Guide Price

£635,000

Freehold

3x  2x  1x 

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

cubitt&west
Helping you move forwards



Main features

- More modern and more energy efficient home in Fiveways/Preston Park
- With off road parking
- Low maintenance garden
- Close to excellent schools
- A short walk to Preston Park train station

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Dining/Kitchen Room: 31'0 maximum x 12'9 (9.46m x 3.89m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 2 : 12'9 x 12'0 (3.89m x 3.66m)

Bedroom 3 : 12'9 x 9'2 (3.89m x 2.80m)

Bathroom

SECOND FLOOR

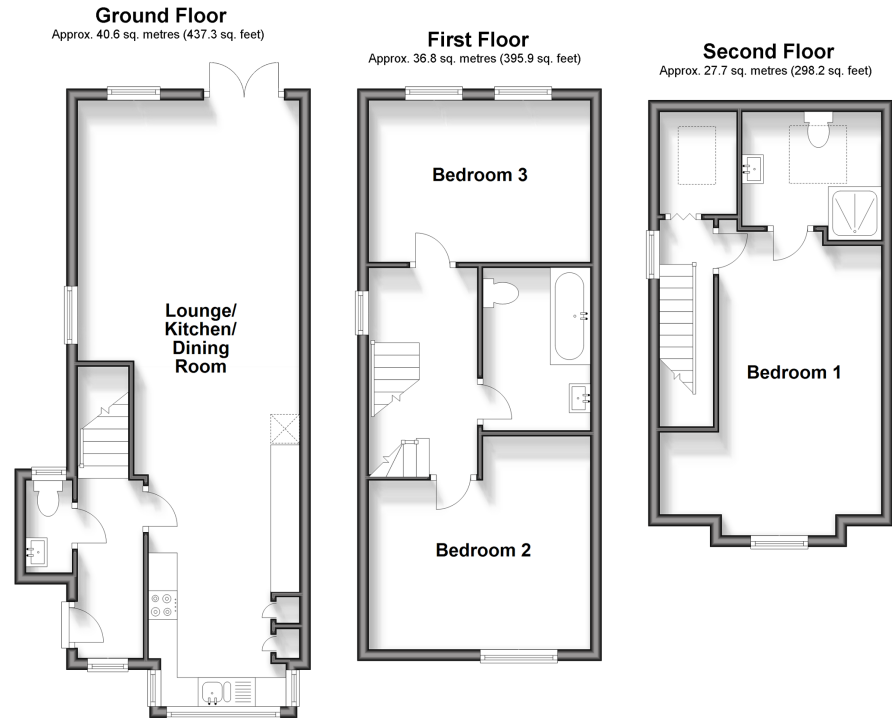
Bedroom 1 : 19'3 x 12'9 (5.87m x 3.89m)

En Suite Shower Room

OUTSIDE

Off Road Parking

Rear Garden



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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