



Balfour Road, Brighton, BN1 6NA

£950 Per month



- Bright Top Floor Flat
- Double Bedroom
- Gas Central Heating
- Un-Furnished



- West Facing Lounge
- Nice Kitchen & Bathroom
- Double Glazed Windows
- Sole Agent

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Summary

A bright top floor (2nd) flat with spacious well planned accommodation.
Offered in good condition throughout on an un-furnished basis.
Situated in a popular residential location close to Preston Park which provides numerous recreational facilities.
Good local shops can be found nearby in Preston Drove and at 'Fiveways'. ****SINGLE OCCUPANCY ONLY****
Council Tax Band- A Parking Zone- F EPC Rating- D

Entrance Hall

Spacious split level hall, stairs and landing.

Lounge

13 x 11 (3.96m x 3.35m)

Lovely bright west facing room. Radiator.

Door to-

Kitchen

8'3 x 7'6 (2.51m x 2.29m)

Fitted with beech effect base and eye level units. Granite style work-tops.

Oven, hob and extractor fan. Sink unit, fridge, freezer and plumbing for washing machine.

Bedroom

11'6 x 9'6 (3.51m x 2.90m)

Double bedroom with built in wardrobe cupboards.

Bathroom

Good sized bathroom, white suite with panelled bath- shower and screen.

Wash hand basin and low flush wc. Built in cupboard housing boiler.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
England & Wales		
EU Directive 2002/91/EC		

