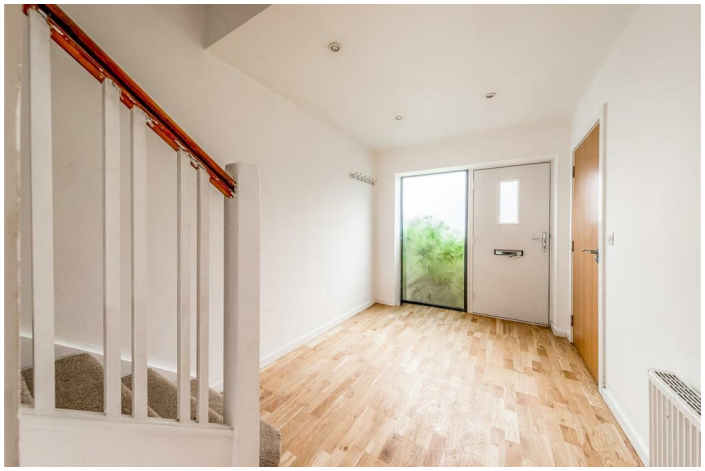


# 2A BALSDEAN ROAD

## BRIGHTON, BN2 6PF

## £450,000

**FREEHOLD**

Nestled in the tranquil surroundings of Balsdean Road, Brighton, this modern build four-bedroom house spanning over 1345 sq ft, offers a perfect blend of comfort and contemporary living. The property boasts a spacious open-plan kitchen, lounge, and dining area, which is ideal for both entertaining and family gatherings. Large patio doors seamlessly connect the indoor space to a private south-facing garden, allowing for an abundance of natural light and a delightful outdoor retreat.

The home features two well-appointed bathrooms, including a principal suite. Additionally, a convenient cloakroom enhances the practicality of the living space.

For those with vehicles, the property includes a garage and off-street parking, ensuring ease of access and security. Situated in a quiet close, this residence offers a peaceful environment while still being within reach of Brighton's vibrant amenities.

This property is an excellent opportunity for families or individuals seeking a modern home in a desirable location. With its thoughtful design and ample space, it is sure to meet the needs of any discerning buyer.

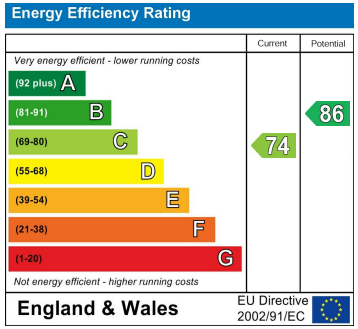
Nicholas James

SALES LETTINGS AUCTIONS

# Balsdean Road

Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 141.3 sq m / 1521 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333153)




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements


Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk


Nicholas James
SALES LETTINGS AUCTIONS