



## 63 BURSTEAD CLOSE BRIGHTON, BN1 7HT

FREEHOLD

Guide Price £400,000 - £425,000.

Superb family home with south facing garden. This fantastic property benefits from good sized rooms, a split level layout and plenty of natural light, all combining to create a real sense of space. The well presented accommodation comprises; three bedrooms, modern bathroom, additional WC, kitchen/ breakfast room and impressive lounge diner overlooking the attractive rear garden. There is the added benefit of a useful garden room. The property is sold with no onward chain.

Burstead Close perfectly located for the wealth of independent shops and cafes of Ditchling Road, Preston Drove and Fiveways. Local schools include the popular Varndean School, Balfour Primary School, Hertford Junior School and Herford Infant and Nursery School. Brighton University is within easy reach. Moulsecoomb train station is just over half a mile away, while Brighton station with its convenient mainline commuter routes is approx. two miles from your door. Plenty of nearby bus services travel across the city.

**Nicholas  
James**

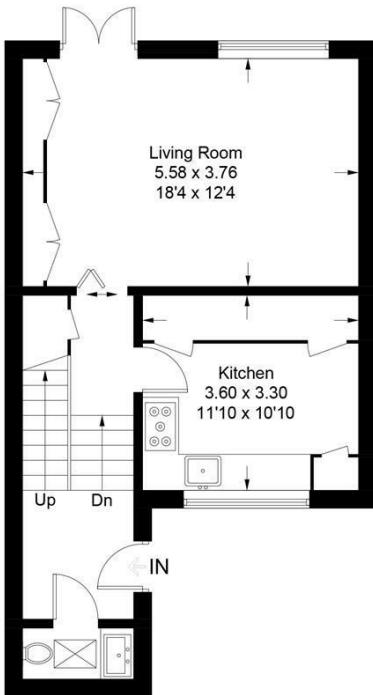
SALES LETTINGS AUCTIONS



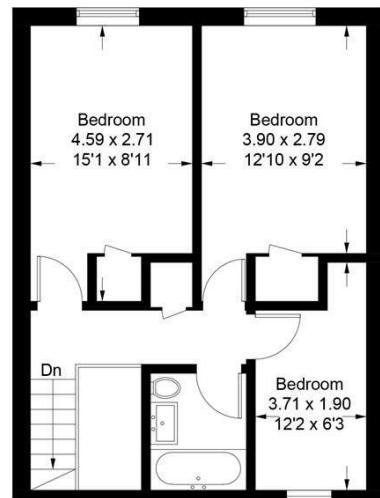


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Approximate Gross Internal Area = 89.9 sq m / 968 sq ft  
Outbuilding = 14.2 sq m / 153 sq ft  
Total = 104.1 sq m / 1121 sq ft

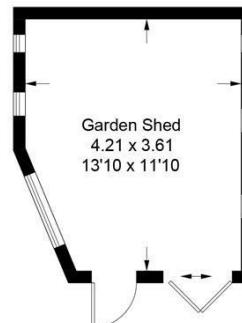


Ground Floor

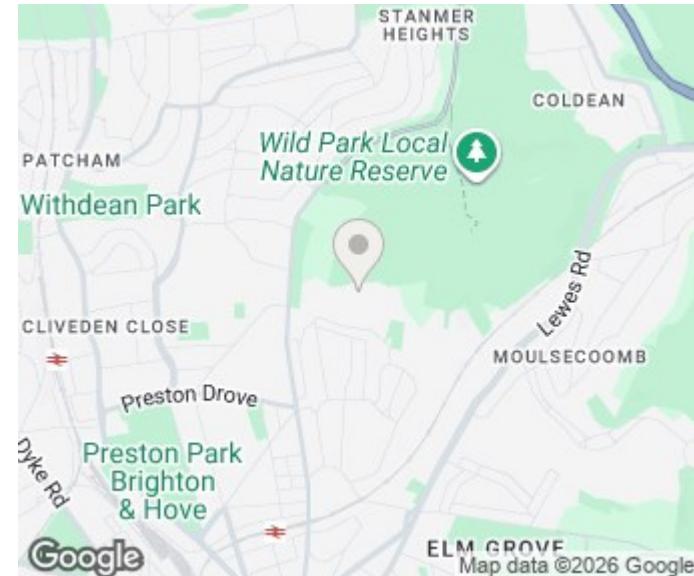


First Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1234117)



(Not Shown In Actual  
Location / Orientation)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	74
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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