



88 Balfour Road
Brighton, East Sussex BN1 6ND
Guide Price £560,000

 **DAVID & CO**

88 Balfour Road, Brighton, East Sussex BN1 6ND

** Guide Price £560,000 - £565,000 ** An attractive 3 bedroom bay fronted Victorian end of terraced house retaining some of its original period features with period fireplaces, stripped floorboards, sash windows and benefitting from having a useful side entrance. The accommodation comprises: entrance hall, lounge with feature fireplace and fitted log burner, separate dining room with period fireplace, spacious kitchen/breakfast room, useful utility area, 3 double bedrooms, and family bathroom with white bathroom suite. Outside there is a small low maintenance style front garden with gated side entrance leading to a walled rear garden with paved patio area and area of lawn.

Location

Situated in this highly favoured residential area in this wide tree lined road close to local shopping facilities in Preston Drove and with the popular Fiveways close to hand with its local independent shops, cafes and bars, delivering an excellent range of locally sourced produce. The favoured Balfour, Dorothy Stringer and Vardean schools campus is nearby and both Blakers Park and Preston Park are within easy reach providing their recreational facilities. Preston Park mainline station is nearby providing a commuter service to Gatwick and London. Local bus services are available in Surrenden Road and Beaconsfield Villas providing easy access to Brighton city centre and seafront.

Accommodation

All measurements are approximate.

Ground Floor

Entrance Vestibule

Approached via a part glazed front door. Part glazed stripped pine draught screen door leading to:

Entrance Hall

Stripped wooden floorboards. Radiator. Understairs cupboard. staircase leading to the first floor.

Lounge 13'4" into bay x 11'5" (4.08 into bay x 3.49)

Feature fireplace with fitted cast iron log burner with wooden surround and tiled hearth. Decorative ceiling covings. Stripped wooden floorboards. Radiator. Picture rail. Large sash bay window to front.

Dining Room 10'9" x 9'6" (3.29 x 2.90)

Victorian cast iron fireplace with tiled inserts. Stripped wooden floorboards. Radiator. Picture rail. Sash window to rear.

Kitchen/Breakfast Room 16'0" x 9'5" (4.90 x 2.89)

Fitted with a range of units comprising stainless steel single drainer sink unit with mixer tap and with cupboards below. Range of additional working surfaces with cupboards and drawers under. Space and plumbing for washing machine. Space for cooker and fridge. Cupboard housing hot water tank and airing space. Floor standing gas central heating boiler. Radiator. Window to side. Part glazed door leading to:

Utility Area

Glazed utility area with water tap and lighting. Door leading to the rear garden.

First Floor

Landing

Hatch to loft space offering the opportunity to create an additional 4th bedroom and en-suite shower/wc if required (STNC). skylight window.

Bedroom 1 15'3" x 13'4" into bay (4.65 x 4.08 into bay)

Stripped wooden floorboards. Radiator. Large sash bay window to front with additional sash window to front.

Bedroom 2 10'10" x 9'7" (3.31 x 2.93)

Victorian cast iron fireplace. Radiator. Picture rail. Sash window to rear.

Bedroom 3 12'0" max x 9'6" (3.67 max x 2.90)

Victorian cast iron fireplace. Painted floorboards. Fitted shelving into chimney breast recess. Radiator. Glazed doors leading onto the rear garden.

Bathroom

White suite comprising panelled bath with fitted 'Mira' shower over. fitted shower rail and curtain. Wash hand basin. Low level wc. Radiator. Sash window to side.

Outside

Front Garden

Small formal front garden with flower and shrub borders and mature trees. Gated side access leading to the rear garden.

Rear Garden

Attractive walled rear garden paved with steps to area of lawn with flower and shrub borders. Mature trees and shrubs. Gated side access.

Information

EPC INFORMATION Full Energy Performance Certificate available on request APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. TENURE: We understand from our client that the property is Freehold. THINKING OF SELLING? For a Free Current Market Appraisal contact either David Whittle or David Coleby 01273 555333 or email: sales@davidandco.biz VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, East Sussex, BN1 6FJ. Tel: 01273 555333.





GROUND FLOOR
APPROX. FLOOR
AREA 46.4 SQ.M.
(500 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 46.1 SQ.M.
(496 SQ.FT.)

TOTAL APPROX. FLOOR AREA 92.5 SQ.M. (996 SQ.FT.)
Made with Metropix ©2018



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	
44	83
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
37	79
England & Wales	
EU Directive 2002/91/EC	



David and Co Estate Agents Limited. Registered in England No. 05202234 Registered Office: 85 Church Road, Hove, East Sussex BN3 2BB



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132a Preston Drive, Brighton, East Sussex BN1 6FJ
tel: 01273 555333 email: sales@davidandco.biz
www.davidandco.biz

