

Spencer  
& Leigh

1A Balfour Road, Brighton, BN1 6NA



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Brighton, BN1 6NA

Guide Price £550,000 - £600,000 Freehold

- Pretty Double Fronted Family Home
- Arranged over Three floors
- Highly sought after location
- Four bedrooms, Principle en-suite
- Open Plan Lounge & Modern Kitchen
- Luxury Family Bathroom/WC
- Separate additional cloakroom
- Low Maintenance Rear Garden
- Moments from Trendy Fiveways
- Excellent Transport Links by both Bus & Train

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Ever wanted the best of both worlds from your new home? If so, that is exactly what is on offer here from this attractive double fronted terraced family home offering the timeless charm of the Edwardian era in conjunction with the benefits of modern day design. Having been constructed approximately 19 years ago in period style this property offers space and versatility being arranged over three floors and benefiting from a stylish open plan 28' lounge/dining room with the kitchen being of modern design having integrated appliances. Conveniently, there are doors leading to the low maintenance rear patio garden which has a westerly aspect and is ideal for relaxing in the sunshine or dining al-fresco. On the ground floor are two good size bay fronted bedrooms and a handy separate cloakroom. The first floor is home to a 14' master bedroom with en-suite shower room, a further bedroom, both bedrooms also having bay window features and a good size family bathroom. This family residence is ideally situated within a stones throw of an array of local shops, the friendly Fiveways community with its cafes and bars as well as Preston Park with its open green space and mainline railway station. In addition, there are many popular schools within the vicinity. Travel networks in and out of Brighton city centre are close by as is the railway station at Preston Park. Call Spencer & Leigh to book your personal tour today.

Council Tax Band D: £2,338.06 2024/2025



This particular property boasts an enviable location being only a stones throw away from Preston Parks sought after schools which cater for all ages. If this wasn't enough, Preston Park mainline railway station is only half a mile away. An array of local shops, bars and restaurants are also within walking distance at nearby Fiveways.



Entrance hallway  
 Stairs to lower ground floor  
 Open plan lounge/kitchen  
 28'8 x 15'5

Stairs to ground floor

Bedroom  
 18'8 x 10'

Bedroom  
 14'3 x 11'2

Cloakroom

Stairs rising to first floor landing

Bedroom  
 14'11 x 10'

En-suite shower room

Bedroom  
 16'1 x 14'3

Family bathroom

OUTSIDE

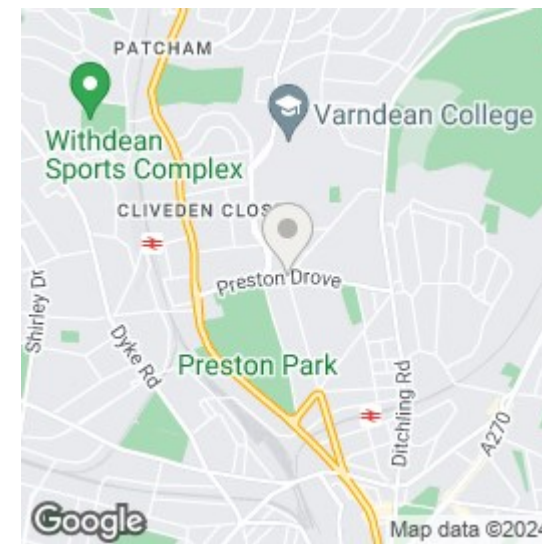
Front patio garden

Rear patio garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

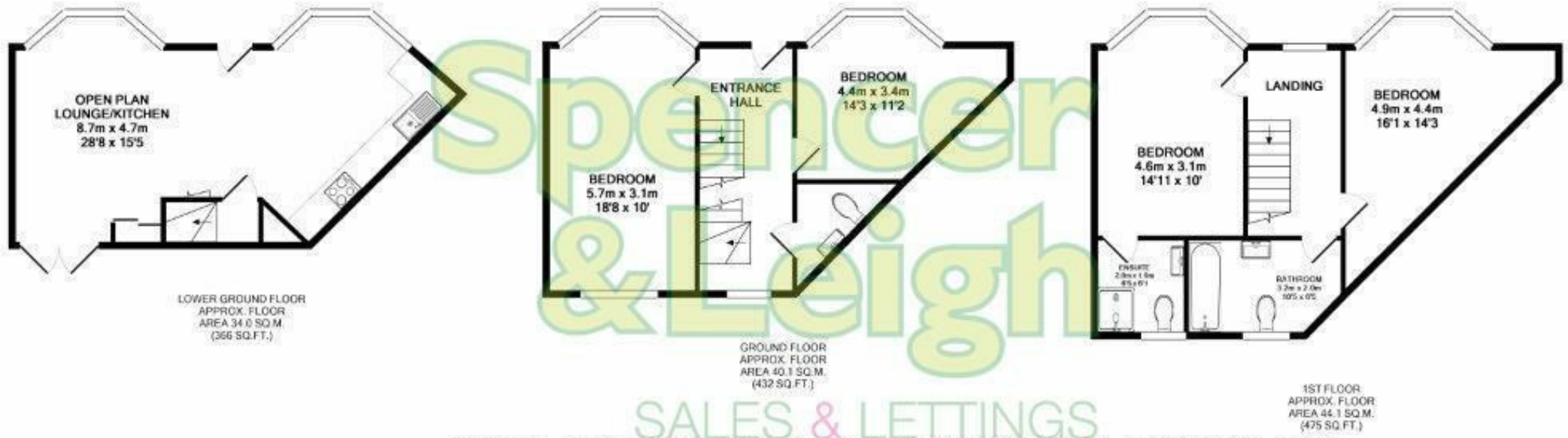


Council:- BHCC  
 Council Tax Band:- D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**TOTAL APPROX. FLOOR AREA 118.2 SQ.M. (1273 SQ.FT.)**

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