

**Spencer  
& Leigh**



**48 Balfour Road, Fiveways, Brighton, BN1 6NB**

# 48 Balfour Road, Fiveways, Brighton, BN1 6NB

Guide Price £800,000 - £850,000 Freehold

- Beautifully presented five bedroom period family home
- 26' Living Room/dining room with feature fireplace, UPVC sash windows & natural wooden flooring
- 'Harvey Jones' custom-built, hand painted hardwood kitchen with Composite worktops
- Bedroom/family room with bi-fold doors leading out to a secluded terrace
- Main bedroom with a stunning bay window fitted with Acoustic glass & 'Somfy' automated black out blinds
- Bespoke bathroom with freestanding bath, separate shower cubicle & Italian porcelain tiles
- Two bedrooms situated on the second floor, one with En-suite shower room
- Two secluded terraces & a courtyard
- Within walking distance of Balfour Primary, Dorothy Stringer, Varndean High School & Varndean College
- Vendor suited

GUIDE PRICE £800,000 - £850,000

This beautifully presented terraced house is situated in the sought-after Fiveways area of Brighton and offers a perfect blend of period charm and modern convenience. Spanning an impressive 1,535 square feet, this five-bedroom family home has been thoughtfully extended and modernised by our current vendors, ensuring a comfortable and stylish living environment.

Upon entering, you are greeted by a spacious 26' living/dining room, featuring a delightful open fireplace, natural wooden flooring and UPVC sash windows fitted with shutters, a perfect room for family gatherings and entertaining guests. The exquisite 'Harvey Jones' custom-built kitchen, hand-painted in hardwood and complemented by sleek composite worktops and a UPVC stable door leading out onto a pretty private courtyard.

The property boasts a total of five well-proportioned bedrooms, with the main bedroom showcasing stunning UPVC sash bay windows fitted with Acoustic glass and 'Somfy' automated black out blinds providing both elegance and tranquillity. The second floor houses two additional bedrooms, one of which benefits from an en-suite shower room, offering privacy and convenience for family or guests.

Step outside through the bi-folding doors to discover a secluded terrace with steps leading up to a further terrace that presents lovely views, perfect for enjoying a morning coffee or evening relaxation. The location is ideal for families, being within walking distance of reputable schools such as Balfour Primary, Dorothy Stringer, and Varndean High School, making it a prime choice for those seeking a nurturing environment for their children.

This remarkable property combines spacious living, modern amenities, and a desirable location, making it an exceptional opportunity for families looking to settle in the vibrant city of Brighton.



This particular property boasts an enviable location being only a stones throw away from Preston Park 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

Entrance Hallway

Sitting/Dining Room

26'7 x 12'6

Kitchen

9'10 x 9'10

Stairs rising to First Floor

Bedroom

16' x 14'9

Bedroom

12'5 x 9'10

Bedroom

11'8 x 9'10

Family Bath/Shower Room

Separate W/C

Stairs rising to Second Floor

Bedroom

19'9 x 9'10

En-suite Shower/WC

Bedroom

9'10 x 9'9

OUTSIDE

Rear Garden

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone F

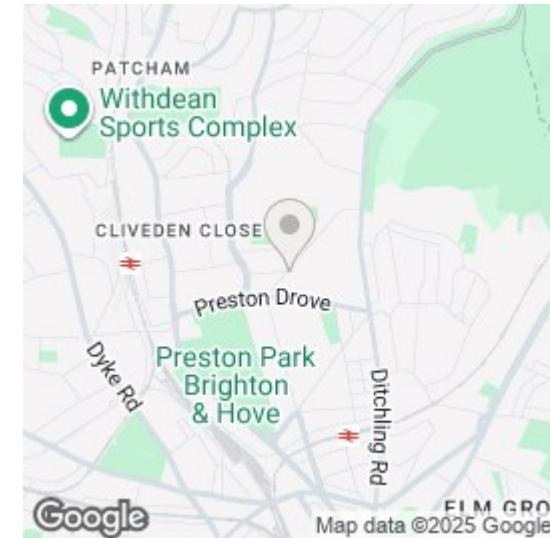
Broadband: Standard 13 Mbps, Superfast 163 Mbps. Ultrafast 1800 Mbps available (Ofcom checker)

Mobile: Good coverage (Ofcom checker)

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

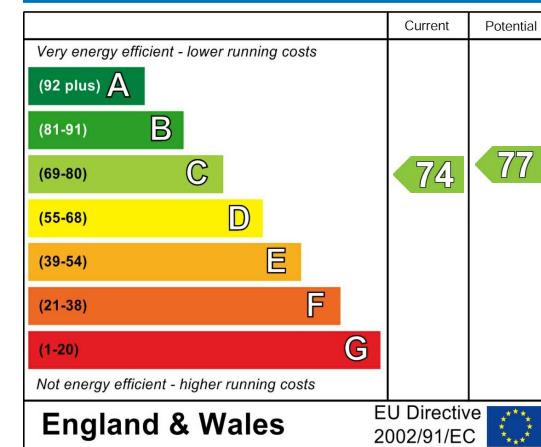
w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC

Council Tax Band:- D

#### Energy Efficiency Rating



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Approximate Gross Internal Area = 142.64 sq m / 1535.35 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.