



Balfour Road, Brighton

Guide price £300,000 - £325,000



Property highlights

- Spacious two bedroom first floor flat
- Situated in a highly sought-after residential area
- Close to Fiveways, Preston Park, and local schools
- Bright & airy accommodation
- Two double bedrooms, one of which has built-in storage
- Kitchen/breakfast room with ample cupboard space
- Bathroom with modern white suite
- Gas central heating
- Double glazed windows
- Extended 154-year lease



Guide Price £300,000 – £325,000. Located on the first floor of a Victorian terraced house in a sought-after residential area is this bright and airy two-bedroom flat. It is well-presented, decorated in neutral hues, and ready for someone to put their own stamp on it.

The Property

Located on the first floor of a Victorian terraced house is this bright and airy two-bedroom flat. Renovations to the decor and windows over the past few years have made it a welcoming space to live in and well-suited to a couple or a small family.

You enter the building and head up the stairs to the first floor where you'll find the front door to the flat. A spacious hallway greets you, which has a practical understairs cupboard, and leads you towards the living room at the front of the property. A large bay window bathes the room in light and provides a welcoming spot for a dining table. The outlook is great for anyone working from home too. Built-in shelving provides space for books and ornaments, and there's plenty of space for a large sofa. At the front of the property is also the principal bedroom, which has two double-glazed sash windows, and space for wardrobes and drawers.

At the rear of the flat is a good-sized second bedroom, with built-in storage cupboards, and the kitchen. The kitchen is decorated in neutral colours to match the rest of the property and has ample storage space in its white fitted cupboards. There's a light lino floor, wooden worksurfaces, and enough space for a breakfast table.

Steps lead down to the modern white tiled bathroom which has a bath with a shower over, a WC, and a handbasin.

The Area

This home is in a highly favoured residential area close to local shops on Preston Drove and a short walk away from the popular Fiveways area where you'll find an array of independent shops, cafes, and bars. Blakers Park and Preston Park are within walking distance and both provide great spaces for recreational activities. The area has a fantastic sense of community, and residents often stay for many years. By no means 'out-of-town' this area is well connected to Brighton city centre, which can be reached in just thirty-five minutes on foot.

Schools

Local primary schools include Balfour Primary School, Downs Infants and Junior schools, and Hertford Junior School. Local secondary schools include Varndean School and Dorothy Stringer. Varndean College is within walking distance and BHASVIC is an eight-minute drive away.

Transport Links

Located just off Ditchling Road, this property is within a six-minute drive of the A27 and a ten-minute drive of the centre of Brighton. It is well connected by a regular bus service which will get you to the city centre in just twenty minutes. Gatwick Airport can be reached by car in half an hour, and Heathrow Airport in an hour and ten minutes. Preston Park Station, with its links to Brighton and London, is under a mile away and can be reached on foot in fifteen minutes.

Information

Leasehold

Length of Lease: 154 years

Service Charge: £385.20 twice annually

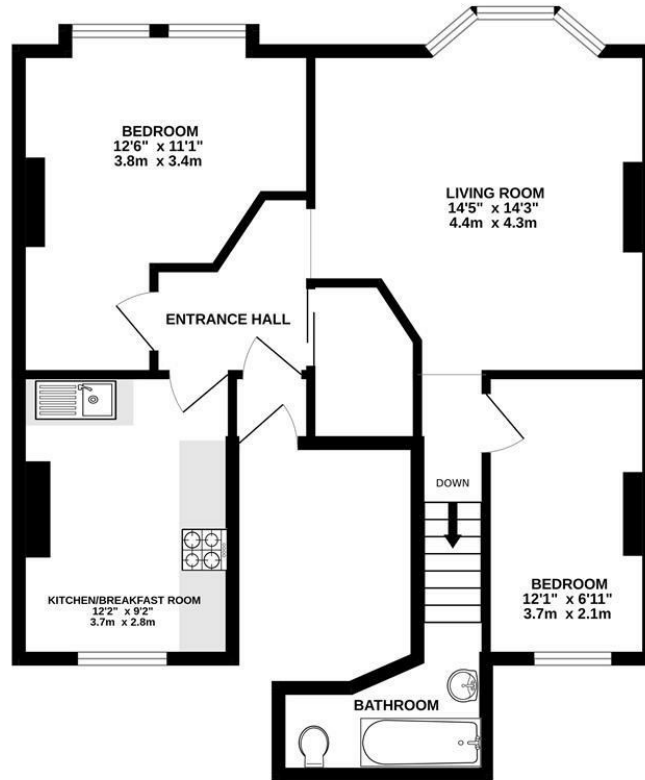
Ground Rent: £110 per annum (increases to £120 per annum on 24 June 2057)

Council Tax Band: B





FIRST FLOOR



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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