



**Balfour Road, Brighton, BN1 6ND**



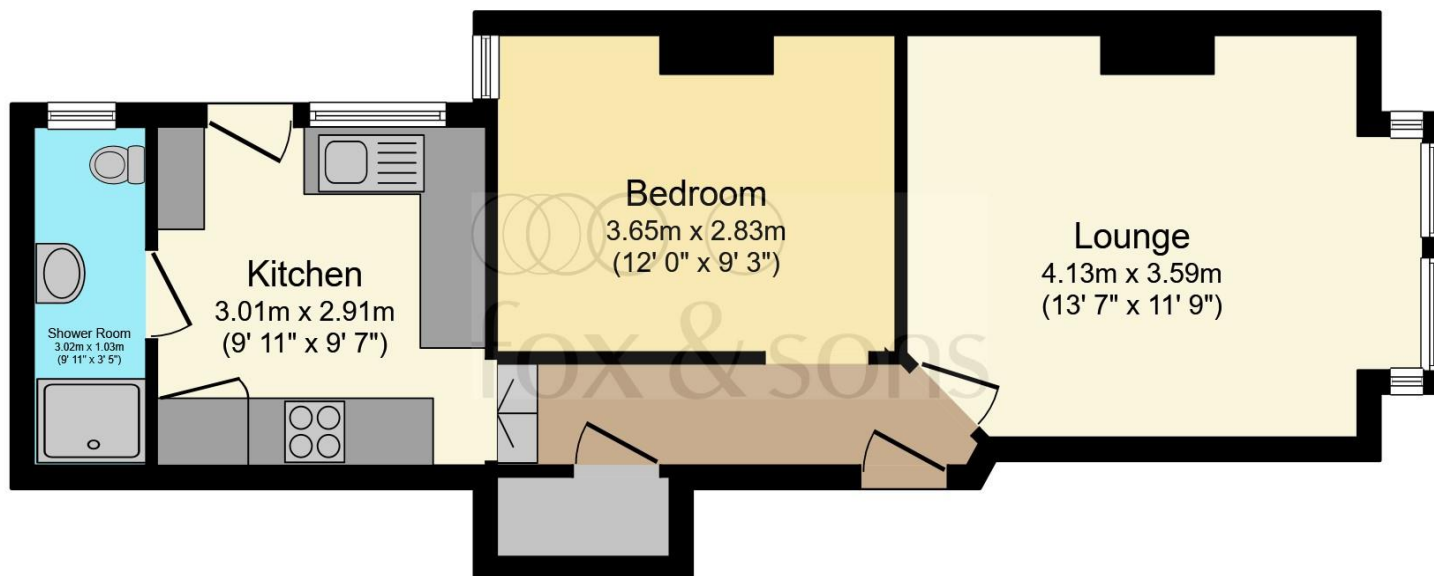
**welcome to**

**Balfour Road, Brighton**

A well-presented ground floor one bedroom apartment in a sought after location, close to the popular Fiveways. Benefiting from a long lease, lounge with bay window & period fireplace, separate kitchen, shower room & private rear courtyard. SHARE OF FREEHOLD & NEW ROOF.



This beautiful ground floor period apartment, which is typical of the late Victorian & early Edwardian architecture synonymous within the Preston Park area; consists of a double bedroom, lounge with bay window and an original period fireplace, separate kitchen, shower room and benefits from a private rear courtyard. Ideal for a first home or BTL investment. Share of Freehold with 960 unexpired years remaining on the lease. Recently replaced roof.



Total floor area 44.7 m<sup>2</sup> (481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Location

Situated in this highly favoured residential area in Preston Park, with many local amenities on your doorstep along with Preston Park station within half a mile away making the property ideal for a commuter.

Local bus transport can be found on Surrenden Road which will take you in to Brighton city centre. Brighton's famous seafront/promenade and surrounding areas. The A23/A27 road network can also be easily accessible.

Blakers Park is close at hand along with Preston Park itself which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, two cricket fields, four football pitches, two basketball courts and plenty of pathways for running and jogging.

## Key Information

### Train Stations

Preston Park Station - 0.6 miles  
London Road Station - 1.0 miles  
Brighton Mainline Station - 1.4 miles

### Amenities

Preston Drove Shopping Parade - 0.2 miles  
Sainsbury's (Preston Road) - 0.6 miles  
Fiveways Shopping Parade - 0.6 miles  
Preston Circus/London Road Shopping - 1.0 miles  
Seven Dials Shopping Parade - 1.4 miles  
Sainsbury's (New England Street) - 1.5 miles  
Pavilion Retail Park (Lewes Road) - 1.6 miles  
M&S Simply Food (Carden Avenue) - 1.8 miles  
Asda Superstore - 2.1 miles  
Brighton City Centre - 2.3 miles

### Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.

welcome to

## Balfour Road, Brighton

- SHARE OF FREEHOLD
- ONE DOUBLE BEDROOM
- PRIVATE REAR GARDEN
- LOUNGE WITH BAY WINDOW
- GROUND FLOOR FLAT
- RECENTLY REPLACED ROOF
- PERIOD FEATURES & HIGH CEILINGS
- OWN STREET ENTRANCE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106556](https://fox-and-sons.co.uk/Property/PRP106556)



Property Ref:  
PRP106556 - 0004

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