



31 Balfour Road, Brighton, BN1 6NB

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

First Floor: Spacious Landing & Hatch to loft * Three double Bedrooms * Family Bathroom.

Ground Floor: Entrance Hall * Through Living Room * Bedroom Four with En Suite Shower Room.

Garden Floor: Family/Dining Room with French doors to the rear * Fitted Kitchen with ample storage and worktops, integrated oven, hob and extractor hood.

Outside: Off road parking for two vehicles * formal front garden with established shrubs. Rear garden with good size paved patio * lawned garden with shrub borders

CHAIN FREE – OFF STREET PARKING

This very spacious and attractive bay fronted period family house still retains many period features including some fireplaces, stripped pine doors and decorative features. The property is considered to be in good decorative order throughout and has the benefit of gas fired central heating. The accommodation is arranged over three floors and offers versatile accommodation together with a good size level rear garden. All four of the bedrooms are double.



This lovely property is situated in this sought after tree lined residential road which runs between Ditchling Road and Preston Drove and just a short walk from the beautiful 65acre Preston Park with its excellent recreational facilities including Tennis Courts, Bowling Greens and children's play area. There is an excellent range of local shopping nearby at Preston Village and Fiveways which includes a Post office, Butcher, Baker, Greengrocer, Deli and Co Op. There are excellent schools for children of all age groups within easy reach, also good public transport providing access to Brighton City Centre and the A27. Preston Park mainlines railway station, with a direct service to London Victoria is just a short walk away and Brighton seafront with its fine recreational facilities and bathing beaches being approximately two miles distant.

Local Information

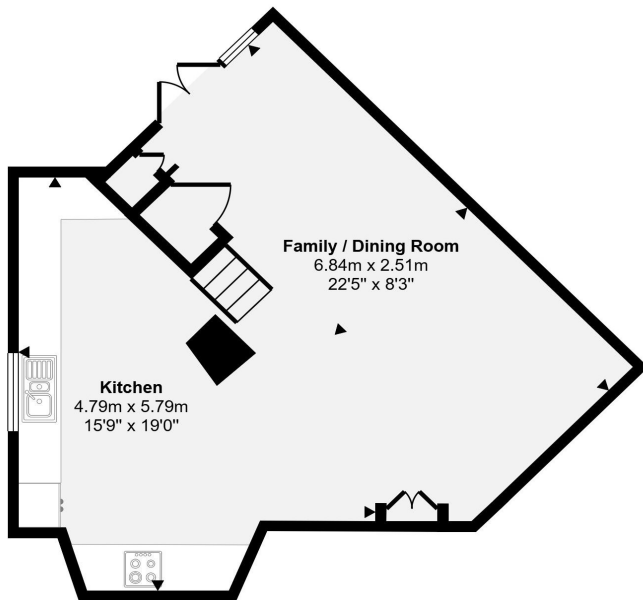
Local shopping at Fiveways	0.5 miles
The Lanes	1.0 miles
Preston Park	0.3 miles
Varndean Schools Complex	0.4 miles
Preston Park Station	0.7 miles
Brighton Mainline Station	1.5 miles
Brighton Seafront	1.9 miles
Brighton Shopping Centre	1.6 miles

All distances approximate

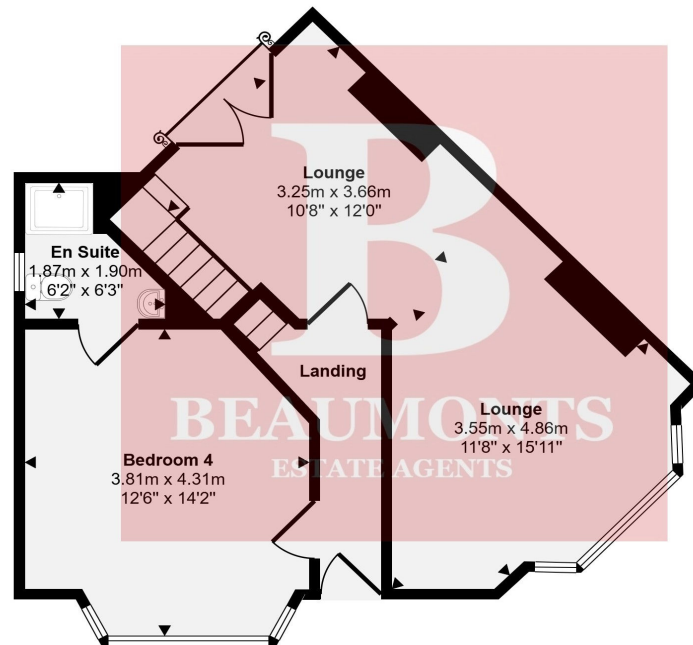
Council Tax Band E
Parking Zone F



Approx Gross Internal Area
143 sq m / 1537 sq ft



Lower Floor
Approx 41 sq m / 439 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft



First Floor
Approx 51 sq m / 547 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.