



130 Balfour Road, Brighton, BN1 6NE

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Through Living/Dining Room * Beautiful Fitted Kitchen.

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

Outside: Raised Rear Garden

This beautifully renovated three-bedroom period property seamlessly blends classic charm with contemporary style. Set behind an attractive bay façade, the home has been thoughtfully modernised by the current owners to an exceptional standard throughout.

Step inside to a spacious, open-plan living and dining area, flooded with natural light from a striking west-facing bay window. A feature fireplace adds warmth and character, creating an inviting space ideal for both relaxing and entertaining. The stylish, fully fitted kitchen comes complete with modern appliances and offers direct access to the rear garden via elegant double doors – perfect for indoor-outdoor living.

Upstairs, you'll find three well-proportioned bedrooms and a luxurious, fully tiled family bathroom with high-end fittings and a sleek, contemporary finish.

Externally, the rear garden provides a private outdoor retreat, ideal for summer gatherings or quiet relaxation.

This exceptional home is ready to move into and perfect for buyers seeking period elegance with modern convenience.



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.

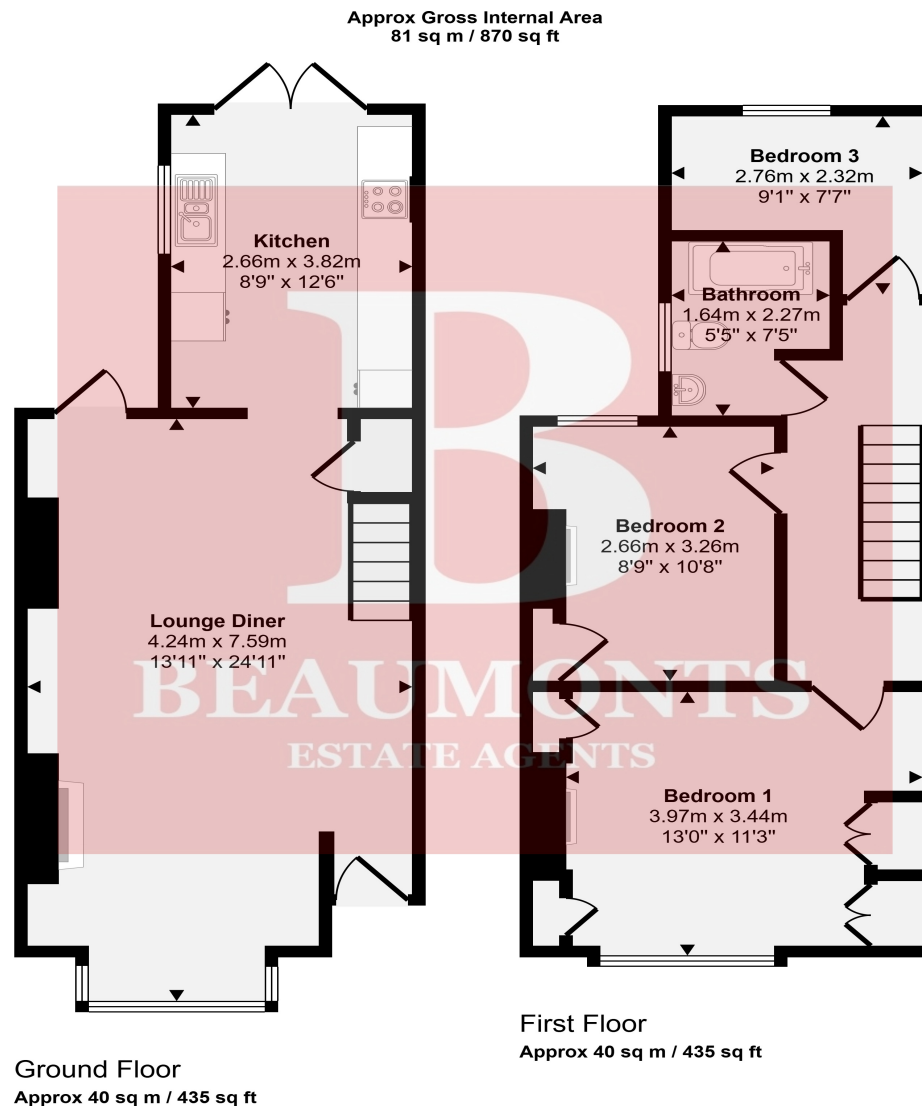
Local Information

Local shopping at Fiveways	0.5 miles
The Lanes	1.0 miles
Preston Park	0.3 miles
Vardean 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 D
Parking Zone





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www.beaumontsresidential.co.uk



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.