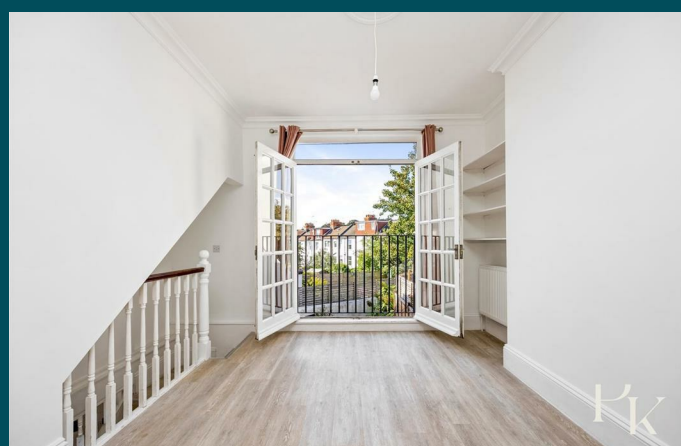
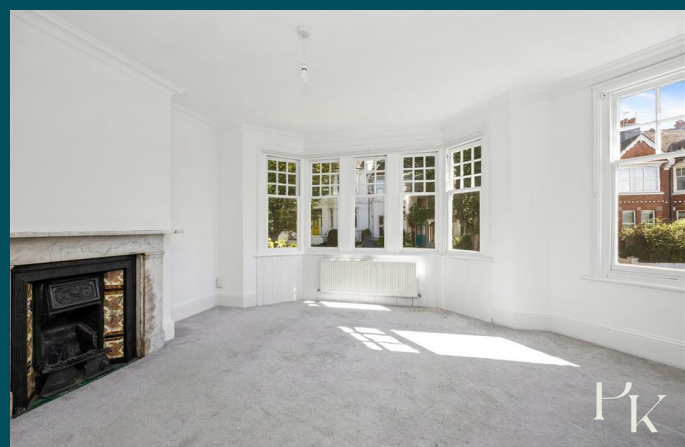




31 Balfour Road

Brighton, BN1 6NB

Offers over £750,000

OFF ROAD PARKING | NO CHAIN

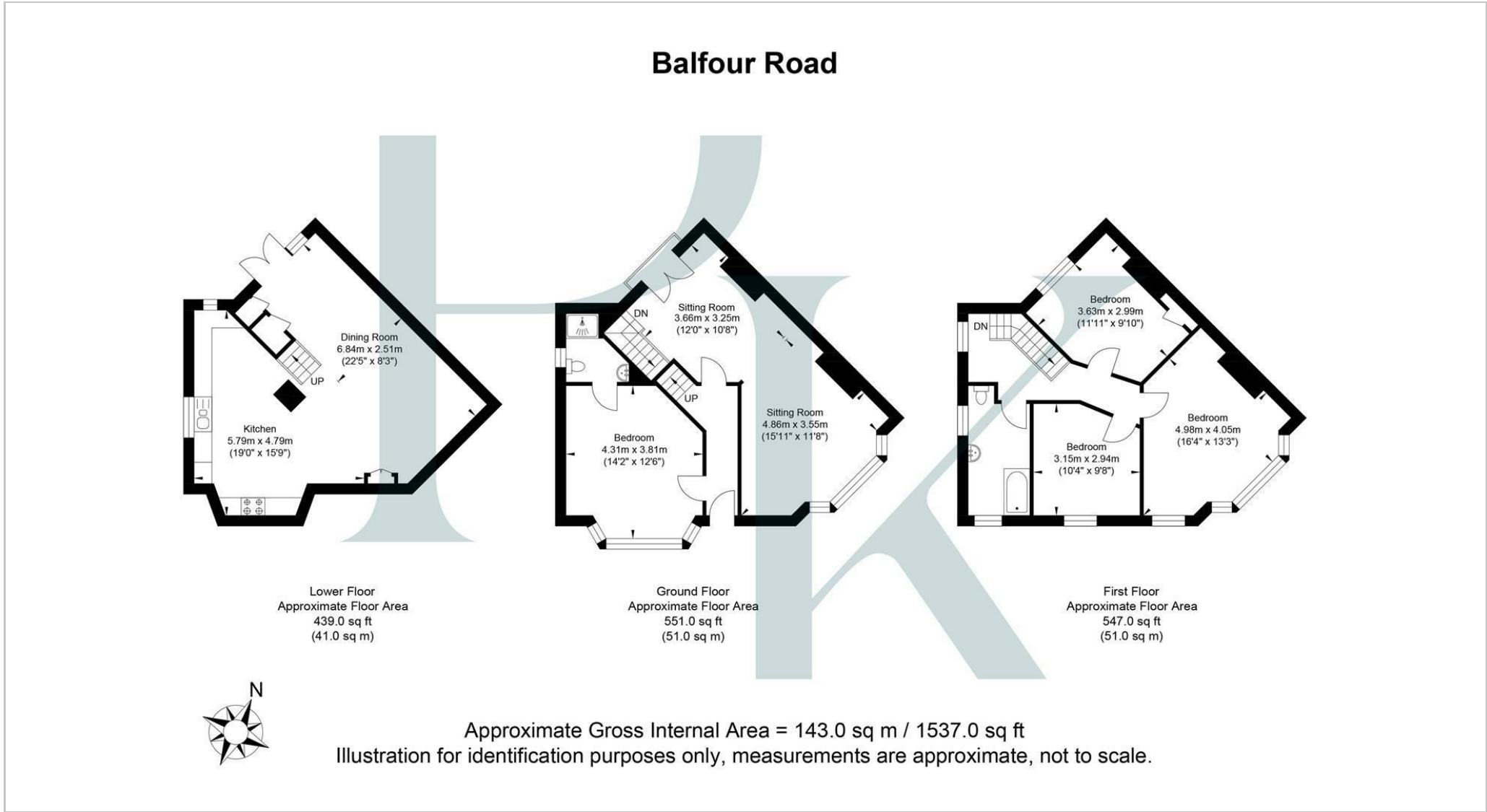
Occupying a prominent corner plot on Balfour Road, in one of Brighton's most sought-after residential areas, this spacious four-bedroom semi-detached family home offers versatile living across three floors and is ideally positioned for families, with outstanding schools, excellent transport links, and a vibrant local community right on the doorstep.

Spanning an impressive 1,537 sq ft of accommodation, the property offers a rare blend of period charm and modern potential. The lower level features a large open-plan kitchen, dining and family space with direct access to the rear patio and garden — an ideal layout for entertaining or everyday family living. On the first-floor entry level, there is a bright double bedroom complete with its own en-suite, alongside a large and inviting reception room. The upper floor hosts three further well-proportioned bedrooms and a family bathroom, making this a perfectly balanced home for growing families.

Outside, the property enjoys both a private rear garden and a patio area. One of its most sought-after features is the extremely rare benefit of two off-road parking spaces, a true luxury in this central Brighton location!

Set within the catchment area for several of Brighton's most highly regarded schools — including Balfour Primary, Dorothy Stringer High School, and Varndean College — the property is ideally placed for families. London Road Station, Preston Park, and the lively café culture of Fiveways are all just a short walk away, making this a superbly connected yet peaceful residential setting.

Offered to the market chain free, this is an exceptional opportunity to secure a substantial home in one of Brighton's most sought-after family neighbourhoods.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Pearson
Keehan