

# 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.

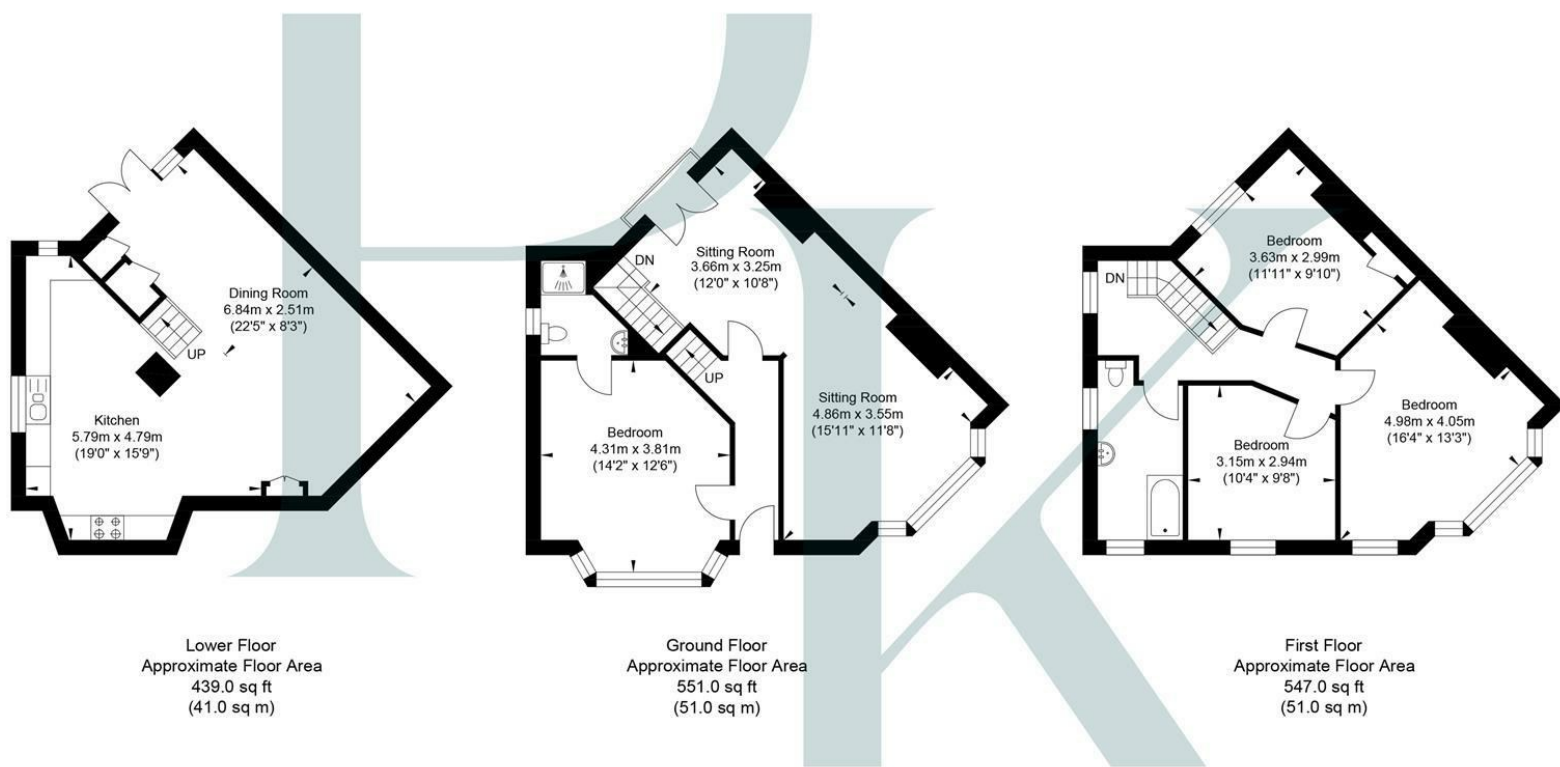
Outside, the property enjoys both a private rear garden and a patio area. One of its most sought-after features is the extremely rare benefit of two off-road parking spaces, a true luxury in this central Brighton location!

Set within the catchment area for several of Brighton's most highly regarded schools — including Balfour Primary, Dorothy Stringer High School, and Vardean 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.



## Balfour Road



Approximate Gross Internal Area = 143.0 sq m / 1537.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
	81
60	

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

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Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	A
	B
	C
	D
	E
	F
	G

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

Pearson  
Keehan