

92 Balfour Road
Brighton, East Sussex BN1 6ND
Asking Price £650,000

DAVID&CO

# 92 Balfour Road, Brighton, East Sussex BN1 6ND

A most attractive and well maintained 3/4 bedroom, 2 reception room bay fronted Victorian terraced house. The property is situated in this highly favoured residential area close to local shopping facilites in Preston Drove and at Fiveways, and within a short stroll of the favoured Balfour, Dorothy Stringer and Varndean schools campus. The property retains much of its original charm and character with accommodation comprising on the ground floor: entrance hall, lounge with fitted cast iron log burner, 2nd reception room/bedroom 4, and a spacious modern kitchen/dining room. On the first floor there is a large main bedroom, 2 further bedrooms and a modern bathroom with separate shower cubicle. Outside there is a small formal front garden and at the rear is a good size walled rear garden with decked patio area and an area of lawn. * * VIEWING HIGHLY RECOMMENDED * *

**Location**
Situated in this elevated position in this highly favoured residential area in this wide tree lined road close to local shopping facilities in Preston Drove and Preston Village, and within a short stroll of the popular Fiveways community with its independent shops, cafes and bars. Both Blakers Park and Preston Park are within easy reach providing their recreational facilities, and there is easy access to Hollingbury Park and golf course with easy access onto the South Downs. Preston Park mainline station is nearby offering a commuter service to Gatwick and London. The favoured Balfour, Dorothy Stringer and Varndean schools campus is nearby, and there are local bus services in Surrenden Road and Beaconsfield Villas providing easy access to Brighton city centre and seafront.

**Accommodation**
All measurements are approximate.

**Ground Floor**

**Entrance Vestibule**
Approached via a part glazed front door. Draught screen door leading to:

**Entrance Hall**
Original ceiling covings. Dado rail. Radiator. Cloaks area. Staircase leading to the first floor.

**Lounge 13'8" into bay x 11'7" (4.18 into bay x 3.55)**
Wooden fireplace surround with exposed brick alcove with fitted cast iron log burner with slate hearth. Original ceiling covings. Radiator. Fitted shelving into chimney breast recess. Radiator. Large sash bay window to front.

**2nd Reception Room/Bedroom 4 12'0" x 9'3" (3.67 x 2.82)**
Cast iron Victorian fireplace with tiled hearth. Stripped wooden floorboards. Radiator. Sash window to rear.

**Kitchen/Breakfast Room 14'6" x 10'7" (4.44 x 3.23)**
A fabulous light and airy kitchen/dining room fitted with a range of modern high gloss units with contrasting worktops with stainless steel sink unit with mixer tap inset in working surfaces with cupboard and drawer units below. Integrated dishwasher. Concealed integrated washer/dryer. Further range of working surfaces with pan drawers, larder unit and cupboards below and integrated freezer. Fitted 4 ring gas hob with electric double oven below.Tiled splashbacks. Range of fitted wall cupboards above with stainless steel extractor hood. Space for fridge/freezer. Stripped wooden floorboards. Recessed down lights. Space for large dining table and chairs. x2 Windows to side. x2 Windows to rear overlooking the rear garden. Stable door leading to the rear garden.

**First Floor**

**Split Level Landing**
Dado rail. Radiator. Hatch to large loft space providing ample storage.

**Bedroom 1 15'1" x 13'10" into bay (4.60 x 4.23 into bay)**
A lovely main bedroom enjoying a bright west facing aspect and with open views. Wooden fireplace surround. Original ceiling covings. Radiator. Large sash bay window to front.

**Bedroom 2 12'1" x 9'3" (3.70 x 2.84)**
Built in wardrobe cupboard with hanging and storage space. Radiator. Sash window to rear.

**Bedroom 3 8'10" x 7'6" (2.71 x 2.31)**
Radiator. Sash window to side.

**Modern Bathroom**
A spacious bathroom with part tiled walls and white suite comprising panelled bath with mixer taps and shower attachment. Separate shower enclosure with large rain shower head and with additional hand shower attachment. Wash hand basin with mono tap and with cupboards below. Low level wc. Tiled floor. Chrome heated towel rail. Sash window to rear overlooking the rear garden.

**Outside**

**Front Garden**
Small formal front garden.

**Rear Garden**
Attractive walled rear garden with timber decked patio area with space for dining table and chairs providing an area for al-fresco dining and entertaining, steps leading to area of lawn with flower and shrub borders with paved area at the top of the garden with timber shed.

**Information**
EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is Freehold.

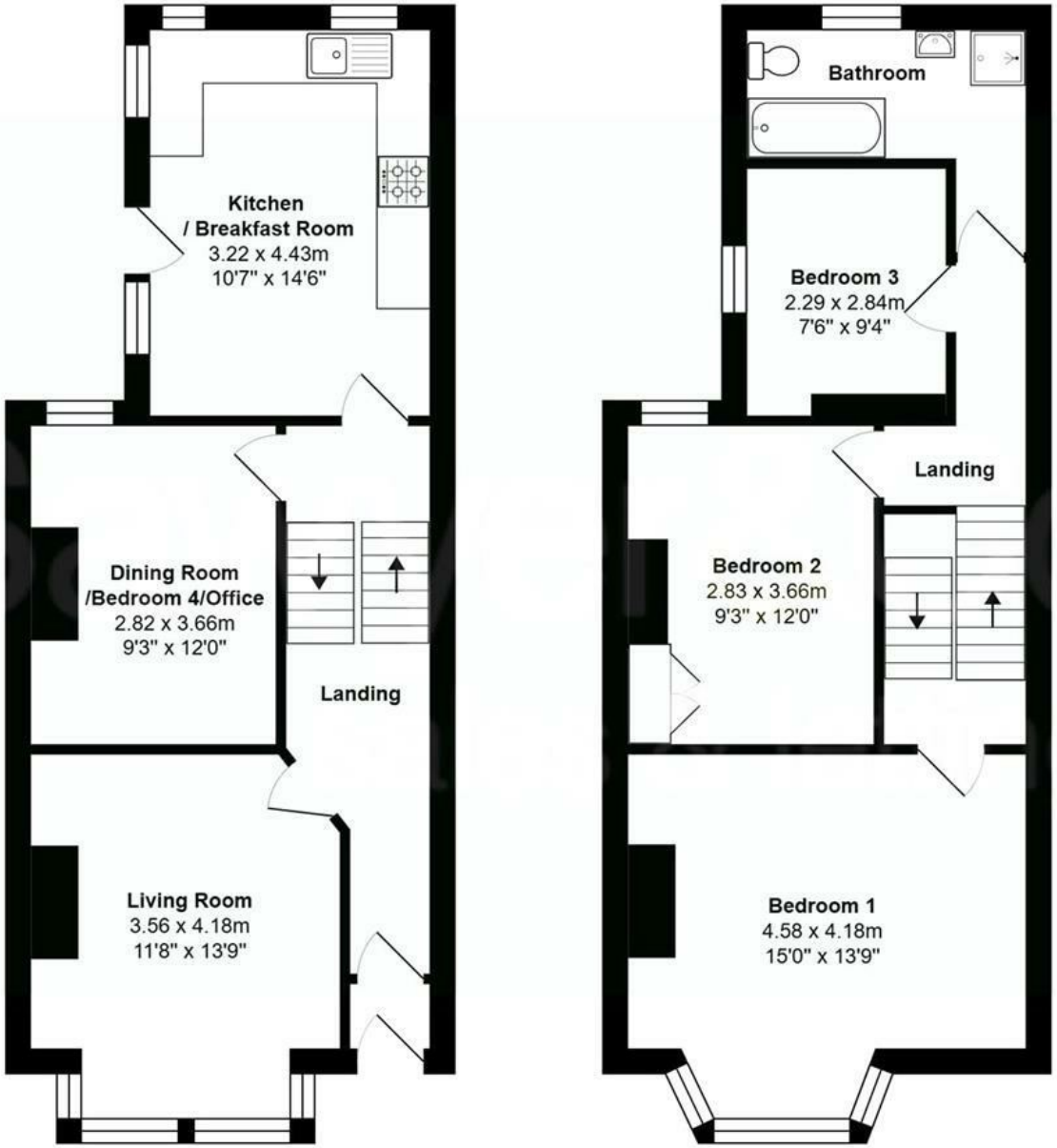
THINKING OF SELLING? For a Free Current Market Appraisal please contact us on Tel: 01273 555333 or email: sales@davidandco.biz

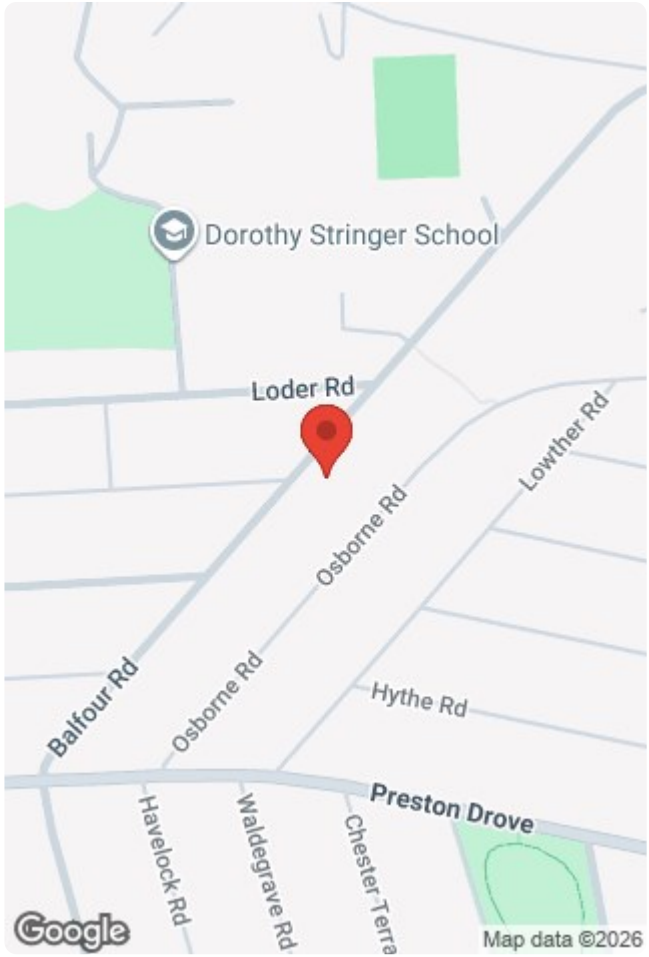
VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, East Sussex, BN1 6FJ. Tel: 01273 555333.

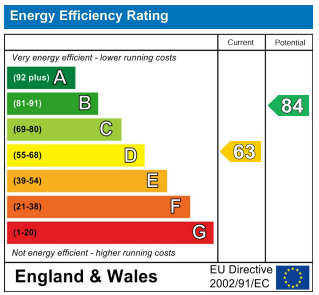


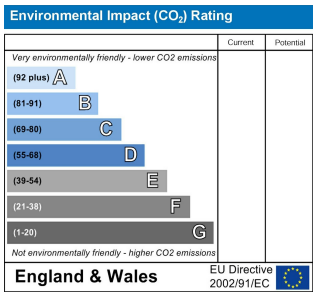







Total Area: 102.2 m² ... 1101 ft²

All measurements are approximate and for display purposes only.

APPROVED CODE TRADINGSTANDARDS.UK

The Property Ombudsman

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UTENSILS

