

Spencer
& Leigh



140A Balfour Road, Brighton, BN1 6NE

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Guide Price £425,000 - Freehold

- Semi detached home
- Three good size bedrooms and two reception rooms
- Excellent potential to improve and extend, subject to consent
- Requires modernisation
- Set back from the road
- Long rear garden
- Popular residential location with easy access to Fiveways and local schools
- Internal inspection highly recommended
- No onward chain
- Exclusive to Spencer & Leigh

GUIDE PRICE £425,000 - £450,000

This charming semi-detached house offers an exciting opportunity for those looking to create their dream home. With three good-sized bedrooms and two reception rooms, this property is ideal for families or individuals in need of ample living space.

Set back from the road, the house provides a sense of privacy while still being conveniently located near the bustling Fiveways area. This sought-after neighbourhood is renowned for its excellent schools and local amenities, making it an attractive choice for families and professionals alike.

While the property requires modernisation, it serves as a blank canvas for buyers to infuse their personal style and preferences. The potential to extend the home further enhances its appeal, allowing for the possibility of additional living space at the rear, roof void or even a garden retreat.

With no onward chain, this home is ready for a new owner to embark on a journey of transformation. Whether you are looking to invest in a property with great potential or seeking a family home in a prime location, this house on Balfour Road is a remarkable opportunity not to be missed. Embrace the chance to make this house your own, and enjoy all that Brighton has to offer.



This particular property boasts an enviable location being only a stones throw away from Preston Parks sought after schools which cater for all ages. If this wasn't enough, Preston Park mainline railway station is only half a mile away. An array of local shops, bars and restaurants are also within walking distance at nearby Fiveways.



Entrance
 Entrance Hallway
 Sitting Room
 13'10 x 10'9
 Dining Room
 11'10 x 9'2
 Kitchen
 8'7 x 6'6
 Stairs rising to First Floor

Bedroom
 11'10 x 10'9

Bedroom
 11' x 9'

Bedroom
 8'6 x 6'6

Family Bathroom

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone F

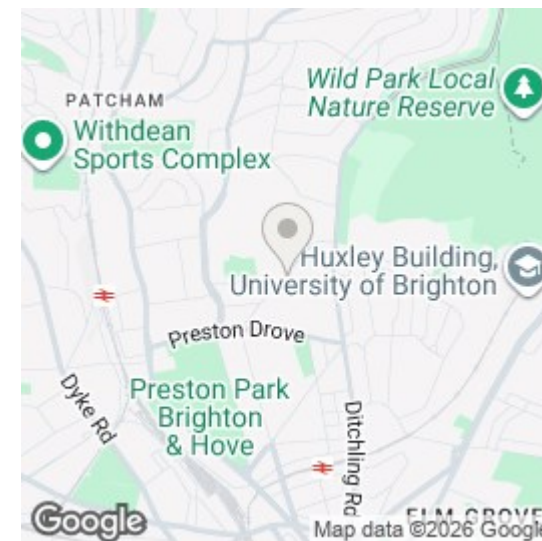
Broadband: Standard 13 Mbps and Superfast 89 Mbps available (OFCOM checker)

Mobile: Fair coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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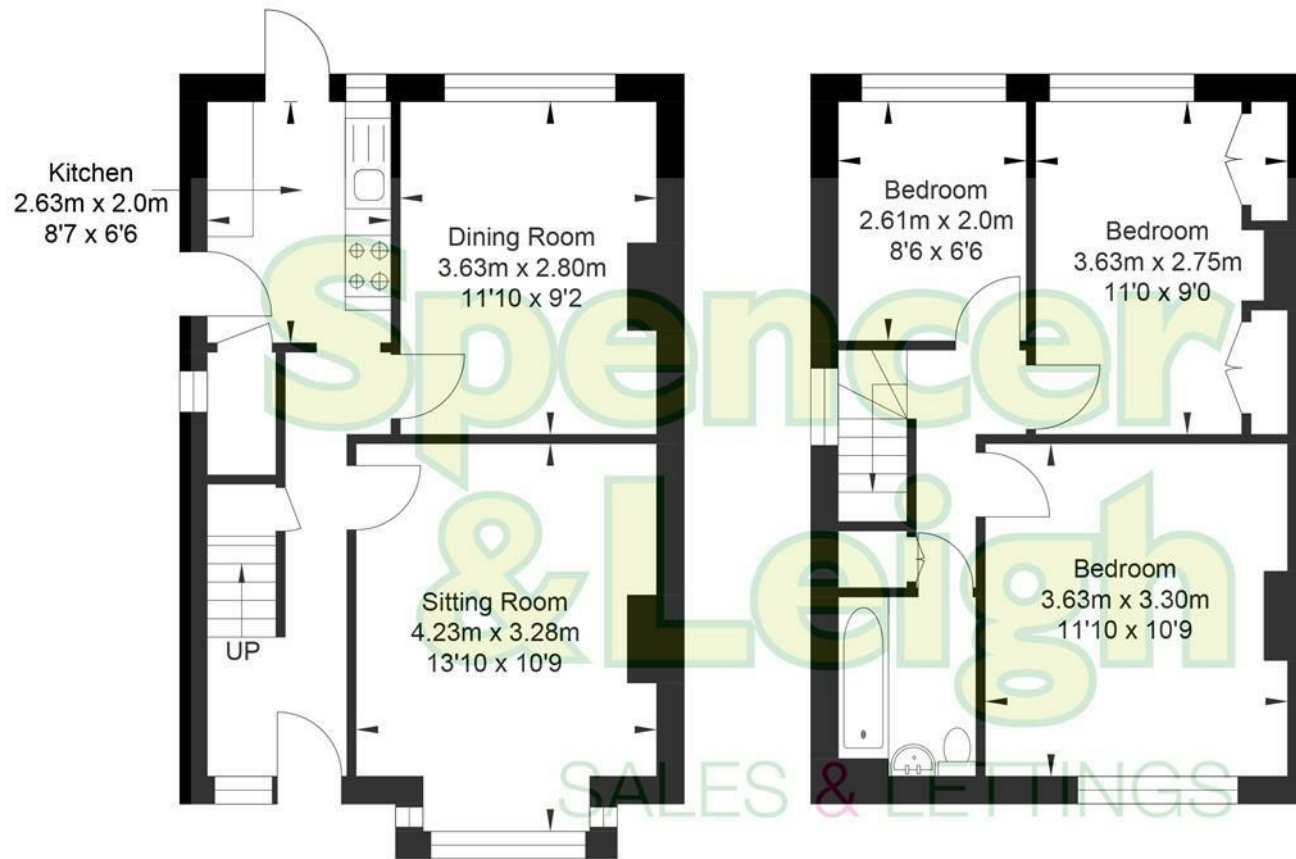


Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	20	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Balfour Road



Ground Floor
Approximate Floor Area
400.20 sq ft
(37.18 sq m)

First Floor
Approximate Floor Area
388.46 sq ft
(36.09 sq m)

Approximate Gross Internal Area = 73.27 sq m / 788.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.