



10 Balfour Road
Brighton, BN1 6NA
Asking Price £635,000

 **DAVID & CO**

10 Balfour Road, Brighton, BN1 6NA

A beautifully presented 3 double bedroom bay fronted Victorian terraced house retaining much of its original charm and character with many original period features including fireplaces and ceiling covings. The property enjoys an elevated position in this tree lined road situated close to the 65 acre Preston Park and is within a short stroll of the Fiveways community with its local shops, cafes and bars. The favoured Balfour, Dorothy Stringer and Varndean schools campus is closeby, and Preston Park mainline station is within a short stroll. The property offers generous accomodation with 1,108sqft (103sqm) of living space comprising on the ground floor: entrance hall, lounge, separate dining room, breakfast room and modern fitted kitchen. On the first floor there is a spacious bright main bedroom, and an additional 2 further double bedrooms and a modern contemporary style bathroom. Outside there is a lower courtyard patio and a delightful 35' walled rear garden enjoying a good degree of privacy. * * VIEWING HIGHLY RECOMMENDED * * NO ONWARD CHAIN * *

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 Grove and Preston Village, and within a short stroll of the popular Fiveways community with its independent shops, cafes and bars. Both Blakers Park and the 65 acre Preston Park are within easy reach providing their recreational facilities, and there is easy access to Hollingbury Park and golf course. 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 Vestible

Approached via a part glazed front door. Original ceiling covings. Dado Rail. Recessed downlight. Part glazed draught screen door leading to:

Entrance Hall

Original ceiling covings and mouldings. Dado rail. Radiator. Understairs cupboard. Staircase leading to the first floor.

Lounge 14'1" into bay x 12'6" (4.30 into bay x 3.82)

Impressive original Victorian fireplace with marble surround and cast iron and decorative tiled insert, tiled hearth and open grate. Original ceiling covings. Picture rail. x2 Built in low level cupboards into chimney breast recesses. x2 Radiators. x2 Wall lights. Large double glazed bay window to front.

Dining Room 10'9" x 10'4" (3.30 x 3.15)

Original Victorian fireplace with marble surround and cast iron and tiled inserts. Radiator. Picture rail. Wood laminate floor. Double glazed window to rear.

BreakFast Room 11'0" x 10'0" (3.36 x 3.05)

Stripped wooden floorboards. Large fireplace

alcove. Large understairs cupboard. Cupboard housing 'Vaillant' gas central heating boiler (fitted in August 2026 with a transferable 10 year guarentee) and storage below. Radiator. Double glazed window to side. Doorway leading to:

Kitchen 9'10" x 6'2" (3.02 x 1.88)

Fitted with a range of modern units with contrasting worktops with inset stainless steel single drainer sink with mixer tap with cupboards and drawers below. Space and plumbing for dishwasher. Further range of working surfaces with fitted 4 ring gas hob with electric oven below and with additional cupboards and drawers under. Integrated fridge with space for microwave oven below. Space and plumbing for washing machine. Tiled splashbacks. Matching range of wall cupboards and fitted stainless steel extractor hood. Recessed downlights. Double glazed window to side with double glazed door leading to the lower brick paved courtyard patio.

First Floor

Landing

Dado rail. Recessed downlights. Built in storage cupboard with shelving and hanging rail. Hatch to loft space offering the potential to create an additional 4th bedroom and en-suite shower/wc if required (STNC), fitted loft ladder, boarded and with electric light.

Bedroom 1 14'9" x 14'1" into bay (4.50 x 4.30 into bay)

A fabulous bright west facing main bedroom with attractive original Victorian cast iron fireplace with decorative tiled inserts and tiled hearth. Original built in wardrobe cupboard into chimney breast recess. Stripped wooden floorboards. Original ceiling covings. Radiator. Large double glazed bay window to front with additional double glazed window to front enjoying an open aspect and with views over the surrounding area.

Bedroom 2 10'10" x 10'4" (3.31 x 3.15)

Original Victorian cast iron fireplace. Original built in cupboard to chimney breast recess. Stripped wooden floorboards. Radiator. Double glazed window to rear.

Bedroom 3 10'10" x 10'3" max (3.31 x 3.13 max)

Original cast iron Victorian fireplace. Original built in cupboard to chimney breast recess with shelving. Additional large fitted cupboard. Radiator. Glazed door overlooking and leading onto the rear garden.

Modern Bathroom

Modern bathroom with fully tiled walls in white 'Metro' tiles with white suite comprising panelled bath with fitted shower over. fitted glass shower screen. Wash hand basin. Low level wc. Chrome heated towel rail. Tiled floor. Double glazed window to side.

Outside

Front Garden

Small low maintenance style front garden with chipped slate.

Rear Garden

Attractive walled rear garden approximately 35' in length and offering a good degree of privacy, arranged with an area of decking and large brick paved patio area with steps leading to an area of lawn with raised flower and shrub borders. Many varieties of mature trees and shrubs. Additional lower courtyard paved patio with useful covered storage area.

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.

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





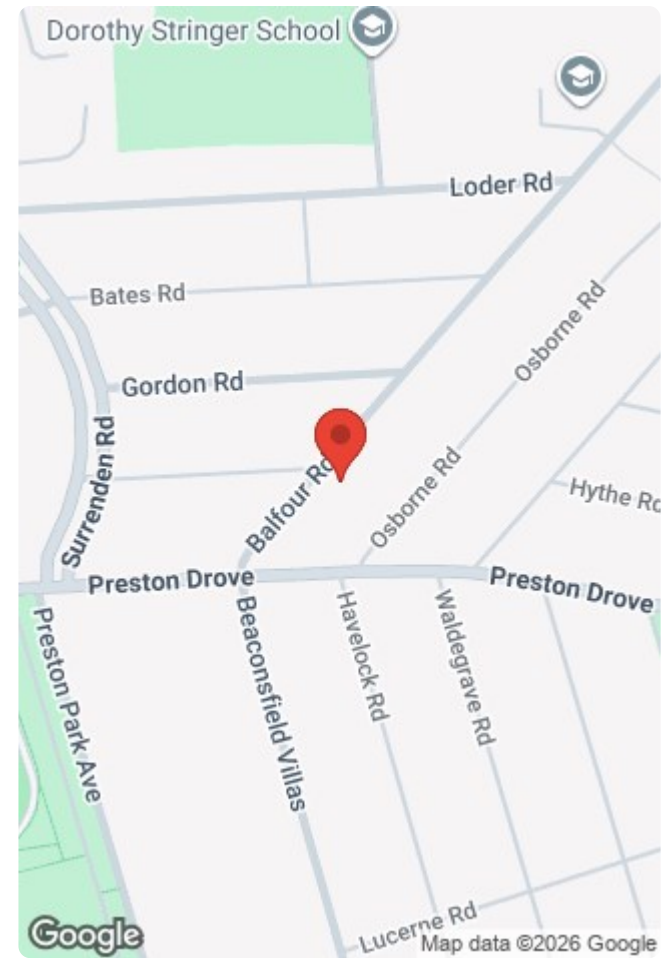
Ground Floor
Area: 51.5 m² ... 554 ft²



First Floor
Area: 51.5 m² ... 554 ft²

Total Area: 103.0 m² ... 1108 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(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	

