



Balfour Road

Brighton, BN1 6NB

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A Handsome and Spacious Family Home on Balfour Road...

Set proudly in an elevated position on Balfour Road, this handsome and beautifully presented home offers both privacy and presence. From the moment you step inside, you'll be struck by the sense of space and natural light that flows throughout the property – a true sanctuary for modern family living.

The ground floor welcomes you with a bright and airy hallway leading to the main family living room at the front, complete with a charming log-burning stove that creates a wonderfully cosy atmosphere. A second versatile reception room offers the perfect spot for a home office or occasional bedroom. With direct access to the garden, it becomes an ideal workspace during the summer months, allowing you to enjoy the breeze and greenery while you work. A convenient downstairs W/C completes this level.

Steps lead up to the newly refurbished kitchen/dining area, designed with family life in mind, this generous space offers plenty of worktop and storage space, with ample room for a large dining table. From here, doors open out to the garden, creating a seamless indoor-outdoor flow...

The first floor is arranged around a split-level landing, adding to the overall sense of space and character. At the rear, the first of three generously sized double bedrooms offers direct access to the garden – a rare and versatile feature. A spacious family bathroom, beautifully presented and ideal for modern living, is also found on this level.

The two further bedrooms are both well-proportioned, with the principal bedroom positioned at the front, stretching across the full width of the property and enjoying an abundance of natural light and space.

The home continues to impress on the second floor, where the loft has been expertly converted to create a fantastic additional bedroom with a stylish en-suite bathroom. Cleverly designed to maximise space and light, this top-floor retreat adds a luxurious feel to the home.

Externally, the garden is a real highlight, beautifully tiered and easy to maintain. It enjoys the evening sun and offers a peaceful and private spot for entertaining or relaxing with a glass of wine.

Balfour Road is ideally positioned for family life, with some of the city's most popular primary and secondary schools nearby. The green open spaces of Preston Park, Blakers Park, and Hollingbury Park are all within easy reach.

Excellent transport links, including bus and train connections, make commuting straightforward, while the town centre is just a pleasant walk away. Local favourites such as The Cleveland Arms, Preston Park Tavern, Tilt, and Flour Pot are all on your doorstep.

This is a truly special home in a thriving and family-friendly community – not one to be missed!

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Guide Price £750,000 – £800,000





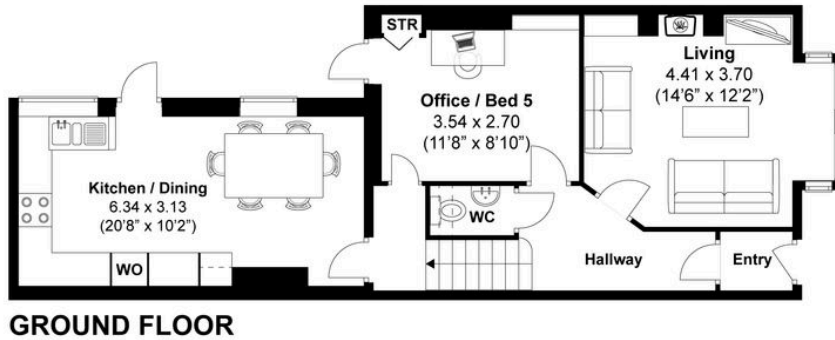
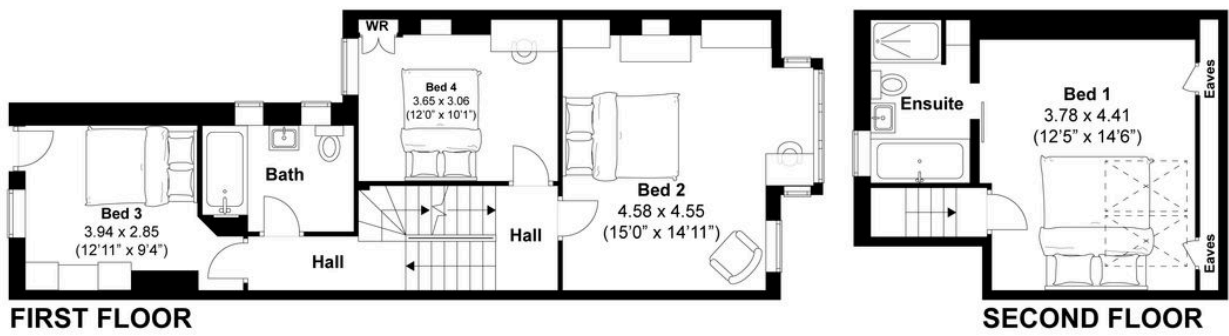


Steps lead up to the newly refurbished kitchen/dining area, designed with family life in mind...



TOTAL FLOOR AREA:

1619 sq. ft. (150.4 sq. m.) approx



Disclaimer:

The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
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Whatever you're looking for...
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