



Queens Park Road, BN2

£700,000

ASTON
VAUGHAN

INTRODUCING

Queens Park Road, BN2

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms |
1283 Sq Ft / 119 Sq M |

- Newly Refurbished
- Close to Brighton Town Centre
- Sunny West facing patio garden
- Situated over 4 storeys
- Proposed planning layout

Nestled in a highly desirable Brighton location, this substantial four-storey terraced house presents an exceptional opportunity for discerning buyers. Currently configured with four bedrooms, two reception rooms, and two bathrooms, the property offers significant potential, further enhanced by a proposed planning layout that could transform it into a six-bedroom residence, subject to necessary consents.

Upon entering, you are greeted by a home that blends period charm with modern conveniences. The ground floor features two versatile reception rooms, providing ample space for both formal entertaining and relaxed family living. The heart of this home is undoubtedly the open-plan dining area and kitchen, a bright and inviting space perfect for culinary enthusiasts and social gatherings. The kitchen is thoughtfully designed with integrated appliances, ensuring a sleek and functional environment, complemented by contemporary LED lighting throughout the property, contributing to an energy-efficient and stylish ambiance.





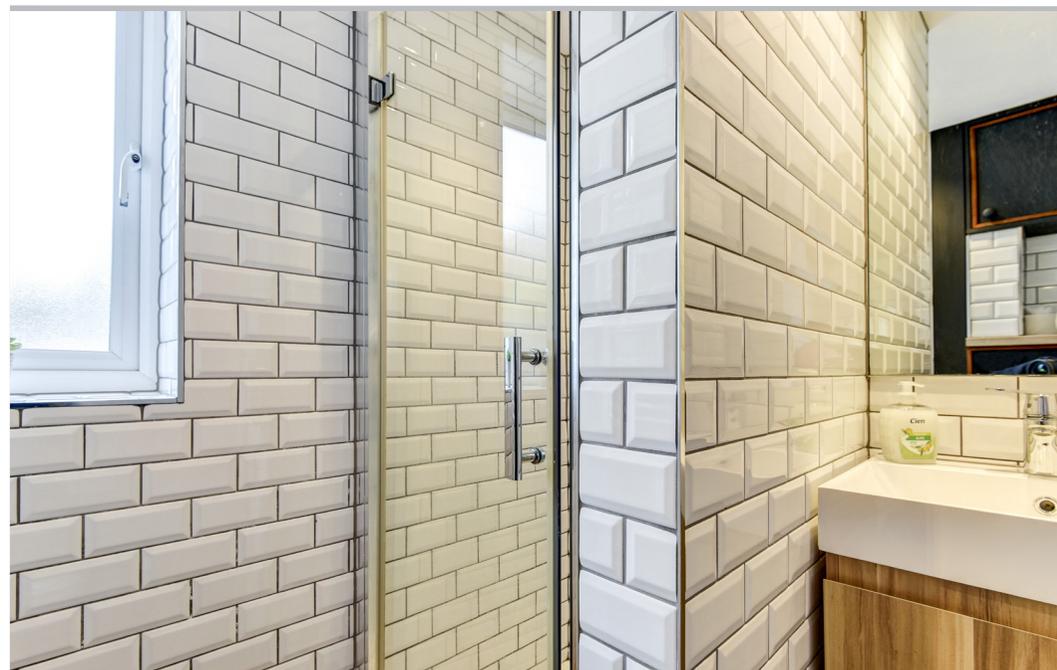
Ascending through the property, you will find four well-proportioned bedrooms spread across the upper floors, offering comfortable accommodation for a growing family or those requiring extra space for guests or home offices. The property benefits from two modern shower rooms, meticulously finished to a high standard, providing convenience and luxury. Gas central heating ensures warmth and comfort throughout the year.

One of the standout features of this property is the commanding views over the South Downs from the upstairs rooms. Imagine waking up to picturesque landscapes or enjoying a quiet evening admiring the natural beauty that surrounds Brighton. This unique vantage point adds an invaluable dimension to the living experience.

Externally, the property boasts a delightful sunny west-facing patio garden. This private outdoor space is perfect for al fresco dining, entertaining friends, or simply unwinding in the afternoon sun. Its orientation ensures maximum sunlight, creating a warm and inviting area for relaxation.

Situated in a prime Brighton location, residents will benefit from excellent access to local amenities, vibrant independent shops, cafes, and restaurants, as well as convenient transport links. The city centre, seafront, and mainline train station are all within easy reach, making this an ideal home for commuters and those who appreciate the dynamic Brighton lifestyle.

With its generous proportions, modern updates, stunning views, and the exciting prospect of a proposed planning layout for six bedrooms, this house truly offers a unique opportunity to create a magnificent family home in one of Brighton's most desirable neighbourhoods. Early viewing is highly recommended to fully appreciate the potential and charm of this exceptional residence.





Education:

Primary: St Luke's Primary, Elm Grove Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Roedean

Good to know:

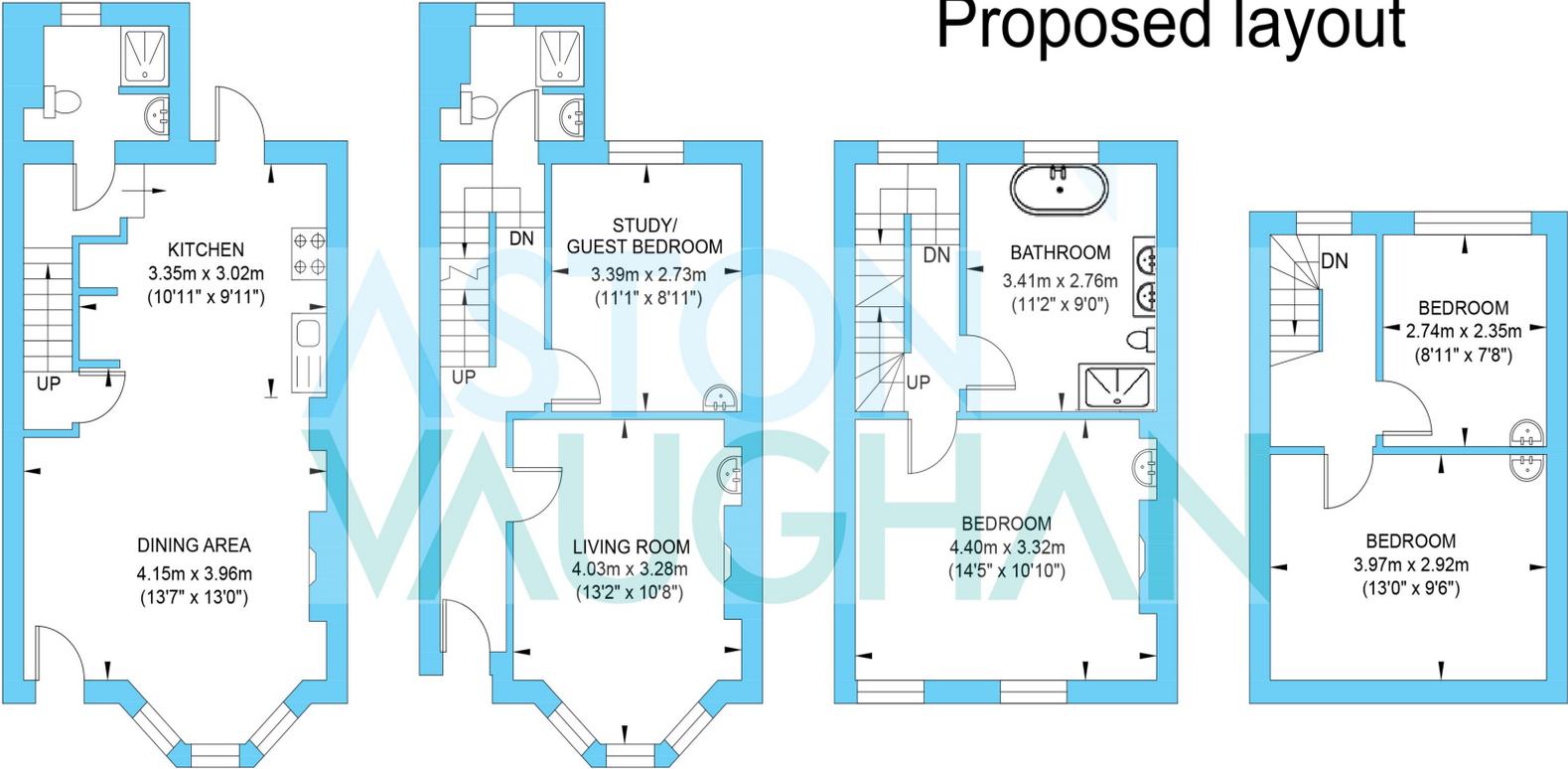
Hanover and Queens Park are among the most popular locations for families and professionals to live when moving to the city. They tick so many boxes with their welcoming community energy, colourful terraced houses; foodie pubs; incredible hilltop views and their close proximity to excellent schools, Brighton Station and the city centre.

The relaxed culture of Kemp Town Village is just moments around the corner from this generous home. Here you'll find delicatessens, restaurants and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.



Proposed layout

The vendor is providing an option to convert at cost, the first floor rear bedroom to a family bathroom, further details upon request.



Lower Ground Floor
Approximate Floor Area
367.91 sq ft
(34.18 sq m)

Ground Floor
Approximate Floor Area
358.22 sq ft
(33.28 sq m)

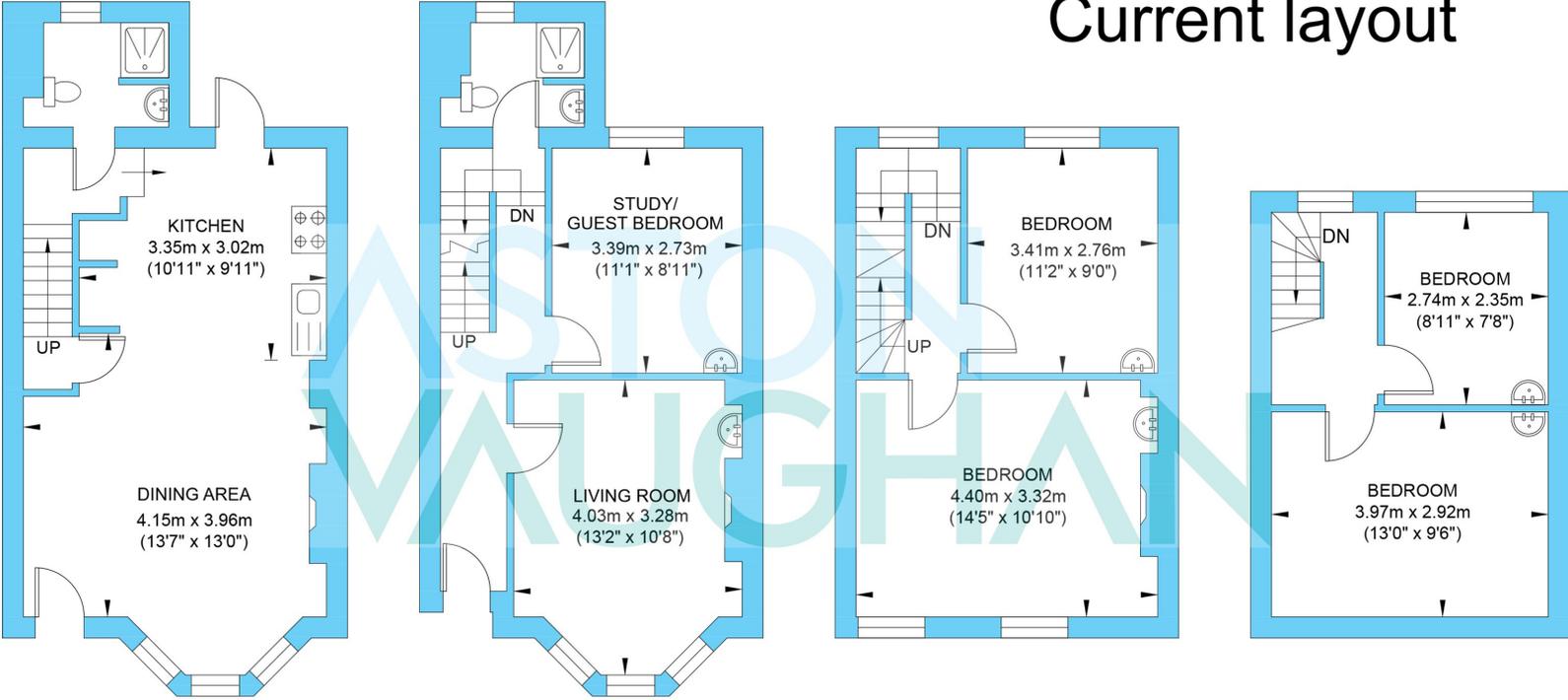
Second Floor
Approximate Floor Area
311.07 sq ft
(28.90 sq m)

Third Floor
Approximate Floor Area
246.17 sq ft
(22.87 sq m)

Approximate Gross Internal Area = 119.23 sq m / 1283.37 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Current layout



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