



Queens Park Road, Brighton BN2  
Guide Price £750,000 - £800,000

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## INTRODUCING

# Queens Park Road, BN2

5 Bedrooms | 1 Bathroom | 1 Living Room  
1690 Sq Ft | Hanover/Queen's Park

- Five-bedroom, two-bathroom family home
- No onward chain
- Freehold
- Newly renovated to a high standard
- Fashionable Queens Park/Hanover location
- Excellent school catchment
- Within walking distance of the beach, Kemptown and City Centre

Renovated to an exceptional standard, this naturally light and spacious five-bedroom house will appeal to families looking to live amongst a vibrant community within easy walking distance of the beach, Kemptown and Brighton City Centre. Spread over four generous floors it offers almost 1700 square feet of versatile living space for those looking to work from home or raise a family close to excellent schools. Perched up on one of Brighton's famous hills, the views to the rear are far reaching, taking the eye from the rolling hills of the South Downs to the sea. For outside space, there is a sweet, low maintenance patio garden, facing west for the evening sunshine and parking is easy with on-street permits.





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Hanover is a sought after spot, its historic, painted terraces rising from the Level at the foot of the North Laine to the tennis courts and pond of Queen's Park.

Holding a corner plot, you access this house from Carlyle Street, stepping into a glamorous and welcoming entrance hall where natural light streams in down the stairwell and through the double door opening to the living room. It is immediately apparent this is a beautiful renovation which has been cleverly converted from its original, commercial use to create an exceptional family home. Fresh white walls and soft oak flooring runs throughout the entrance level for continuity, allowing new owners to put their own stamp on the place with furnishings and art.

Open plan but with clearly defined areas for dining, relaxation and cooking, the main reception spaces feel modern and are perfectly designed for both family time and entertaining in style. You can cosy up in the living room for an evening watching TV or sit at the window seat watching the world go by. This is also a great space for a formal dining table alongside the kitchen which has a stone topped central island for informal drinks and dining. Streamlined and stylish, the kitchen has plenty of storage alongside an integrated fridge freezer, wine cooler, dishwasher, fan ovens and an induction hob, so you can chat to guests/family while you prepare the evening meal.

Downstairs there are two peaceful double bedrooms which could have any number of uses depending on need – a gym, home office or playroom perhaps? While there are two further double bedrooms on the first floor, this time with soft fawn carpet underfoot and access to the contemporary family bathroom. This has a freestanding bath with matt-black taps and a separate shower cubicle for when time is of the essence. A utility room is also neatly tucked away on this floor, away from the main living rooms, with space and plumbing for a washing machine and tumble dryer.





The principal bedroom suite spans the entire top floor with a chic bathroom to echo the one below it and a Velux window to star gaze as you drift off to sleep. From the rear dormer window, the views really come into their own, glittering with stars and the lights of the city at night, then bright with colour during the day as the landscape takes you from the green of the countryside to the blue of the sea.

**Vendor's Comments:**

“This was a huge project for us as the space needed complete renovation from new wiring, plumbing, flooring, plastering and full redecoration and fittings – but we couldn't be happier with the end result. The area is amazing with a palpable sense of community and there is so much to enjoy within walking distance. We have enjoyed breathing new life into this period home, so we only hope it is enjoyed for many more years to come.”





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## LOCATION GUIDE

### Good to Know

Shops: Local 1 min walk, Churchill Square 10 mins on the bus

Train Station: Brighton Station 10 min bus ride

Seafront or Park: Queen's Park 2 min walk, the Seafront 15-20 min walk

### Education

**Primary:** Elm Grove Primary (good) St Luke's (outstanding)

**Secondary:** Varndean, Dorothy Stringer

**Sixth Form:** Varndean, BIMM, MET BHASVIC

**Private:** Brighton College, Brighton Waldorf, Roedean

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.

