



Queens Park Road, BN2

Guide Price £900,000-£950,000

**ASTON
VAUGHAN**

INTRODUCING

Queens Park Road, BN2

3 Bedrooms | 3 Bathrooms | 2 Reception Rooms |
1498 Sq Ft / 139.1 Sq M |

With space, light and period features in abundance, this Victorian townhouse is brimming with character, offering flexible living space for both families and professionals alike. Spread over three generous floors it offers over 1350 square feet of versatile living space for those looking to work from home or raise a family, sharing four double bedrooms, two reception rooms and two bathrooms, all of which have been expertly renovated using a rich palette and stylish fittings to remain in keeping with the original heritage of the building. For outside space, there is a sweet, low maintenance patio, or the park just a minute away, and parking is easy with on-street permits for which there is no waiting list. The property sits within easy walking distance of the beach, Kemptown and Brighton City Centre, amongst a vibrant community, close to excellent schools and transport links which will appeal to a wide demographic.

Externally the house bears the classic architectural features of the Victorian era, picked out in white against powder blue. Built into the hill, the house sits back from the road with a raised ground floor allowing plenty of natural light to filter through all three floors from east to west.

There are two entrances from the front of the building with steps leading down to the lower level and into the exceptional kitchen and living space which spans the entire ground floor leading out to the courtyard garden. Stepping inside, it is clear the property has been renovated by those with a refined eye for colour and interiors. They have a clear respect for period property while bringing their home shining into the 21st Century.





Large scale pale-grey slate floor tiles run cohesively through the room from the kitchen area to the living room where burnt orange feature walls warm the space. These compliment the solid oak worktops running along charcoal Shaker cabinetry in the kitchen which offer a wealth of storage alongside integrated ovens and a dishwasher. Between the two living spaces, a stone topped peninsula provides another informal dining area with a breakfast bar to seat four below dimmable lighting. The induction hob is inlaid, allowing the chef to remain sociable while preparing a meal. To the rear of the room, the utilities are tucked away in a room of their own alongside a separate WC – an essential in any shared space.

French doors open to the tranquil garden which becomes a beautiful extension of the living room during the warmer months. It is a great size for a townhouse so close to the city centre, offering the ideal amount of space for drinks and dinner alfresco and is surprisingly private for a terraced property due to tall walls and mature tree borders. It is fully enclosed making it safe for pets and little ones, and is perfectly low maintenance, ready for the busy modern lifestyle.

Carpeted stairs rise to the upper ground floor where the current owners use the rooms as additional reception rooms and workspaces. They are hugely versatile, however, for use as bedrooms if needed. Rich jewelled colours adorn the walls while both rooms have soft grey carpet underfoot and each room holds an abundance of period features to include a fireplace, cornicing, skirtings and sash windows – although these have been renovated like for like. Between the two rooms, the main bathroom has a modern take on a period theme using traditional fittings to include a high, pull chain cistern and a metro brick tiles around the bath.







Elevated higher on the first floor, there are two further double bedrooms off a spacious landing, mirroring the rooms below them. Period features and a fine finish continue on this floor with immaculate paintwork to highlight the woodwork. Views to the rear are lush and green due to mature trees in neighbouring gardens, while warm light streams into the front bedroom through a wide bay window on the westerly elevation. Bespoke cabinets have been fitted in the alcoves in the principal room for clothes and shoe storage which maximises the floor space for a king size bed. Between these two rooms, the shower room is contemporary and streamlined with a fixed glass shower screen, slate wall tiles and a large rainfall shower head to refresh you in the morning before work.





Vendor's Comments:

"Sitting on the cusp on Hanover and Kemptown gives you the best qualities of each. There are some amazing pubs in Hanover serving delicious food, while Kemptown is abundant with boutique shops, delis, cafes and bakeries – plus the beach is on the doorstep. Queens Park is lovely in the summer, or you can be out on the South Downs in ten-minutes too for some green outdoor space. We have also loved spending time at home since living here. It is a comfortable and peaceful house with a lovely garden and space to entertain – it will be a wrench to leave."

Education:

Primary: St Luke's Primary, Elm Grove Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Roedean

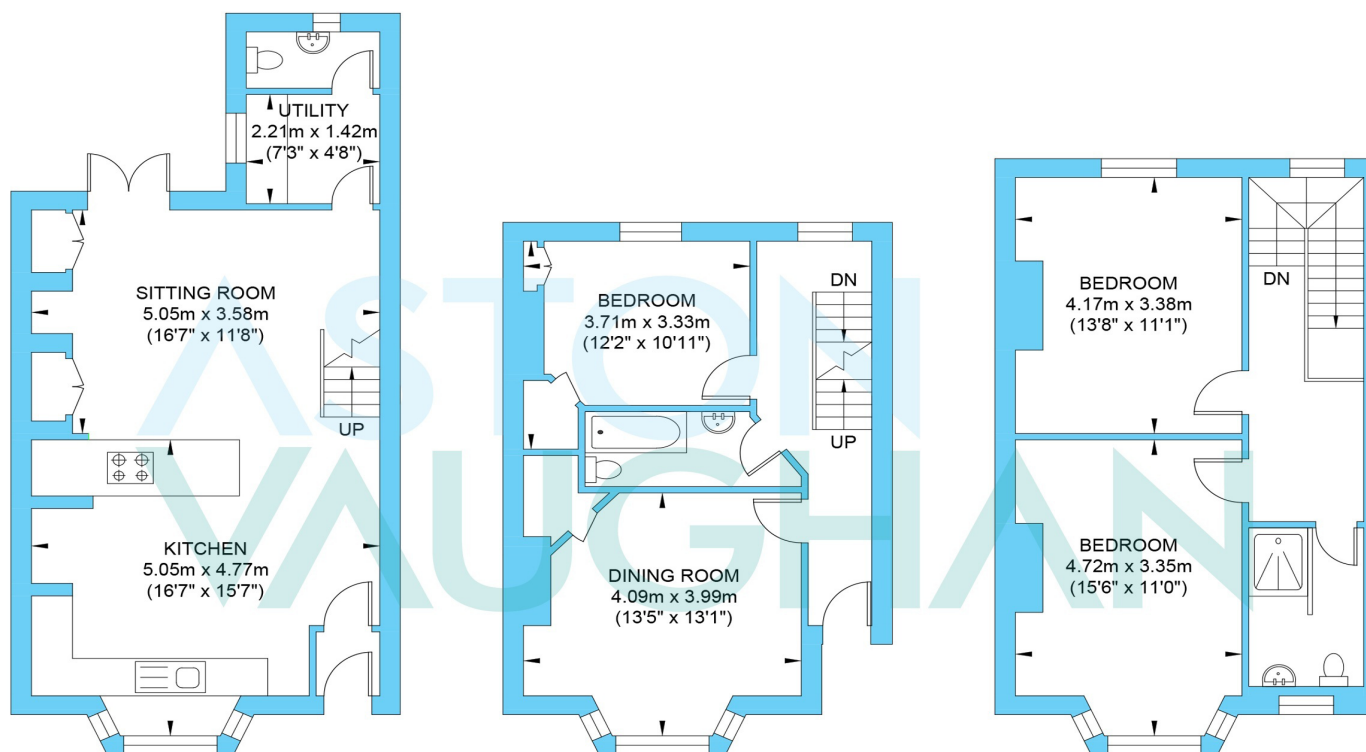
Good to know:

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.



Queens Park Road



Lower Ground Floor
Approximate Floor Area
498.26 sq ft
(46.29 sq m)

Ground Floor
Approximate Floor Area
398.48 sq ft
(37.02 sq m)

First Floor
Approximate Floor Area
466.83 sq ft
(43.37 sq m)



Approximate Gross Internal Area = 139.1 sq m / 1498 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.