

SHARE OF FREEHOLD



Apartment (EPC Rating: )

# THE VILLA APARTMENT 7 QUEENS PARK VILLAS, BRIGHTON, BN2 0BU

## £900,000

**ASTON VAUGHAN**  
Sales and Lettings



# 2 Bedroom Apartment located in Brighton

Set within an esteemed historic building, this beautifully renovated three-bedroom residence with two private parking spaces extends over almost 2000 square feet, blending timeless charm with modern sophistication. Recently updated, the apartment radiates elegance and refined design, providing a peaceful oasis hidden behind lush gardens, directly facing the scenic Queen's Park. Complete with a private patio and shared access to a communal garden, it embodies the pinnacle of luxury city living.

Tucked away along a private drive near Queen's Park, this elegant ground-floor apartment is set within a grand villa surrounded by manicured gardens and mature trees. The building, with its striking stucco façade and tall windows, dates back to 1851 and was converted into spacious apartments in the 1980s, offering a luxurious, tranquil lifestyle.

Ideal for professionals and families, the home features a vast open-plan reception room, perfect for entertaining, along with two generously sized king bedrooms. A home office provides space for two, and in summer, gatherings can extend to the private patio and beautifully maintained communal gardens.

Inside, the property showcases refined design with a wide entrance hall, neutral decor, and wood flooring. The versatile living room includes areas for dining, relaxation, and a sleek kitchen with handle-free cabinetry, premium appliances, and a breakfast bar. A large sash window and glazed door open onto the patio, ideal for alfresco dining.

Both bedrooms are spacious and inviting, with soft grey carpets and room for luxurious furnishings. The second bedroom features a walk-in wardrobe and Jack & Jill access to the main bathroom, complete with a wet-room shower and bath. The principal bedroom has a private en suite with a double-width shower and dual basins.

## Vendor's comments

"We have been so impressed by the light, space, and privacy of the apartment in the time we have lived here. Fully renovated with high-quality fittings, it has been a wonderful home for us. The location is unbeatable, close to Kemptown, Queen's Park, and the beach, with a vibrant, lively atmosphere."

## What's around you

Shops: Local 2 min walk, city centre 20 min walk  
Train Station: Brighton Station 10 min bus ride  
Seafront or Park: Queens Park 1 min walk, Seafront 8 min walk

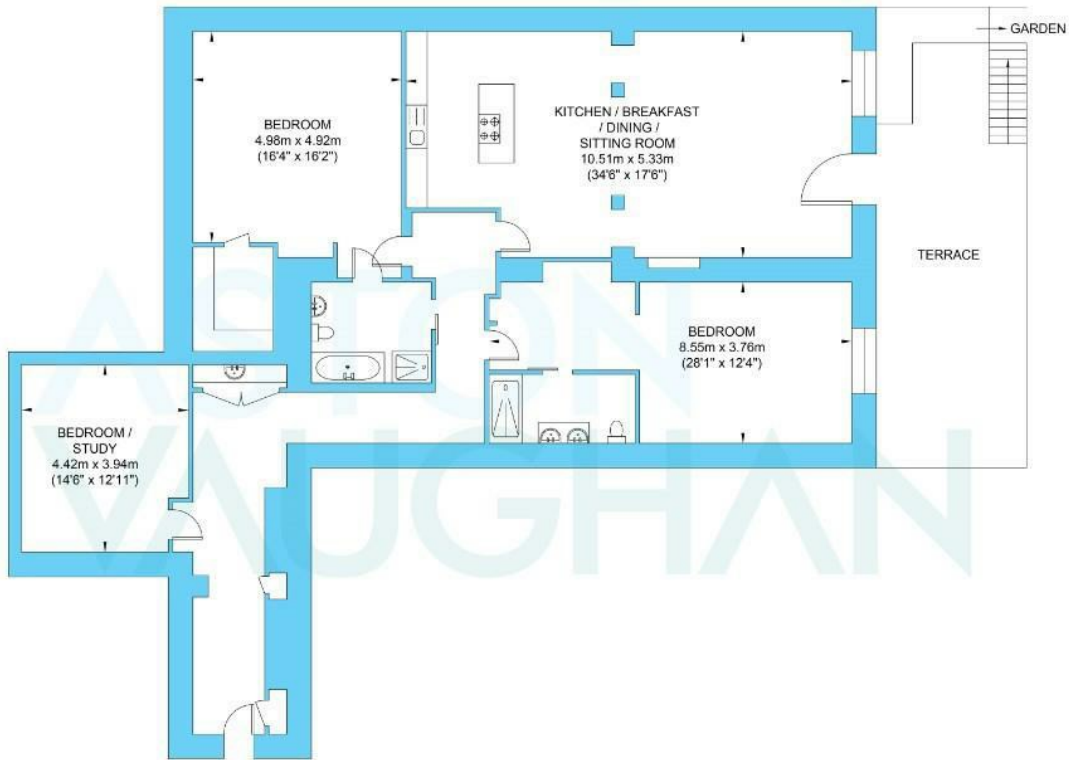
Education:

Primary: Queens Park Primary School  
Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC  
Private: Brighton College and Prep, Montessori School

This apartment is minutes from the seafront, Kemptown Village, Queen's Park, and walking distance to Soho Brighton Beach House, restaurants, and transport.



# Queens Park Villas



Ground Floor  
 Approximate Floor Area  
 1965.49 sq ft  
 (182.60 sq m)

Approximate Gross Internal Area = 182.60 sq m / 1965.49 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.