



Queens Park Road, BN2

Guide Price £240,000 - £250,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Queens Park Road, BN2

1 Bedroom | 1 Bathroom | 1 Reception Room
533 sq ft | Queen's Park

Recently redecorated with new carpets and freshly painted walls, this smart, one-bedroom flat is ready to move straight into. It is formed from the entire first floor of a striking Victorian townhouse set within the vibrant Queens Park area, within easy walking distance of the beach, Kemptown and Brighton City Centre.

Stepping up from the kitchen, the living room is adjoining with peaceful views over neighbouring gardens to the rear of the house. There is space in here for relaxation and a small table and chairs if desired, plus a second exit to the communal ways can be found here which opens up the potential for reconfiguration of the apartment if need be.



Stepping into the communal hallways, stairs rise to the first floor where your door opens to the kitchen; fresh in white with brick tiles and ample storage alongside an integrated oven and hob. Space has been left for a fridge freezer (which can stay) and a washing machine below dark, practical worktops. Next door, the bathroom has been well-designed for the space to include a full bath suite with a shower above it. As with the kitchen, the decoration is clean, streamlined and neutral, so you can add a pop of colour with toiletries and towels.

Spanning the front of the building, the bedroom is a magnificent size with a wide bay window facing east to bring in the morning sunshine. Even with a king size bed and several pieces of freestanding bedroom furniture, the floor space is not compromised.

For those with an interest in developing the property, it could be an idea to relocate the kitchen to the front bedroom, giving an open plan layout, replacing the current kitchen with a larger bathroom to become en suite to the central bedroom. That said, the current layout works well too, so renovations would be down to preference rather than necessity.



Vendor's Comments

"This spacious apartment is easy to live in as all the rooms are light with an easy flow between them. This is a wonderful place to live with local shops and cafes to explore and a farmer's market at the Pepper Pot every week, and if you are new to Brighton, it is easy to meet people as the park has an inclusive community whether you're a jogger, tennis player or just like feeding the ducks, and it hosts interesting arts events during festivals. There's lots of permit parking, although the proximity to the sea, employers and cultural heart of the city means you're not tied to a car – and there are local buses if you don't want to walk."

Education:

Primary: St Luke's, Queen's Park

Secondary: Varndean, Dorothy Stringer

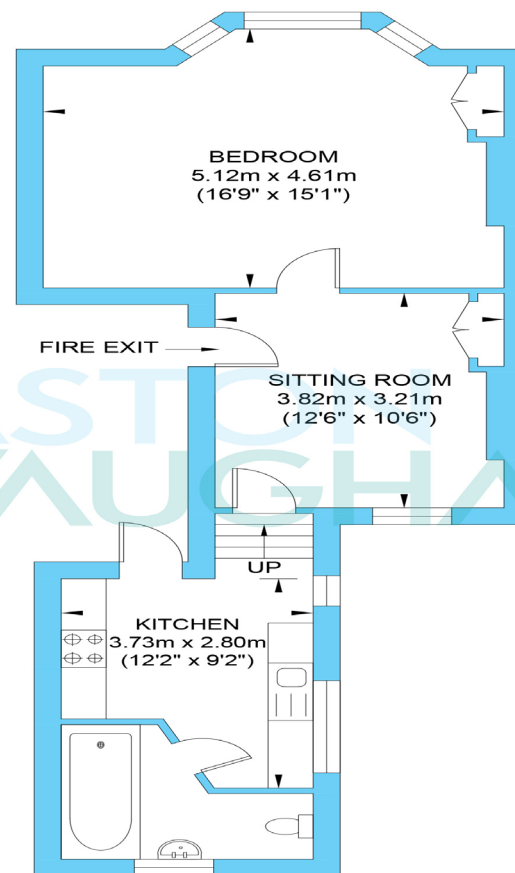
Sixth Form: BHASVIC, Varndean, MET, BIM

Private: Brighton College Prep, Brighton College, Brighton

Location Summary:

Queen's Park is known for its friendly atmosphere and community of dog walkers, joggers and families exploring the open green spaces, tennis courts, pond, playground and cafés as well as its surrounding organic shops, bistro pubs and beaches of neighbouring Kemptown. Within walking distance of a choice of good primary schools which includes outstanding St Luke's, it is ideal for professionals as Kemptown is on the doorstep and hosts the law courts, Amex and hospitals. The cultural heart of the city and Marina are easy to reach on foot, by bus or cab. For those who need to travel, the mainline station with its fast links to Gatwick and London is about 15 minutes by bus or a 20- 25 minute scenic stroll past the famous boutiques, bars and restaurants of North Laine.

Queens Park Road



First Floor
Approximate Floor Area
533.78 sq ft
(49.59 sq m)

Approximate Gross Internal Area = 49.59 sq m / 533.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.