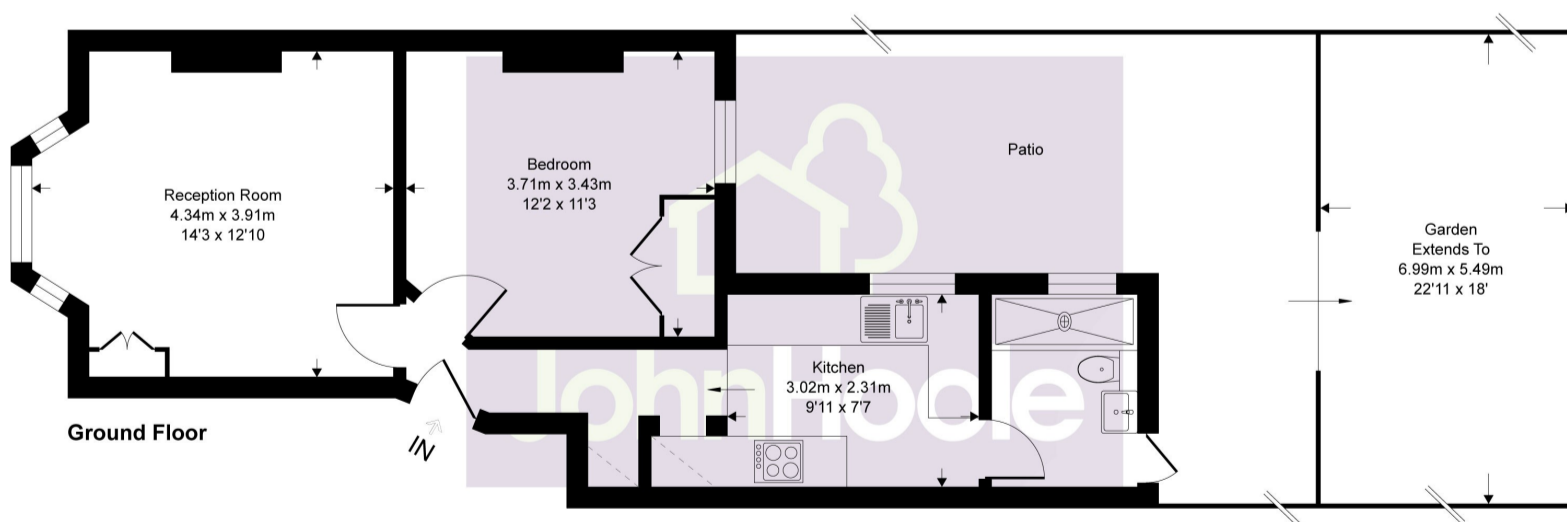




Queens Park Road, Brighton, BN2 0GH  
 £294,000



**Queens Park Road, BN1**  
 Approximate Gross Internal Area = 45 sq m / 486 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(81-91)	A		
(61-80)	B		
(34-60)	C		
(19-33)	D		
(9-18)	E		
(1-8)	F		
(0)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	77
		EU Directive 2002/91/EC	

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Welcome to this charming apartment, situated on the ground floor of an attractive Victorian terraced house. Blending period features with modern updates, this property offers both comfort and style for an exceptional living experience.

Step into the spacious living/dining room, where character and charm are evident through the high ceiling, picture rail and elegant wooden panelling and boasts a stunning large bay window, flooding the space with an abundance of natural light. This area is perfect for both relaxing and entertaining. The serene double bedroom, complete with built-in wardrobes, offers a peaceful retreat with a lovely view of the garden. The kitchen and shower room have been newly installed to provide modern conveniences, ensuring a seamless blend of traditional and contemporary living. The property features double-glazing throughout and boasts an EPC rating of C, enhancing energy efficiency. A highlight of this apartment is the ownership of both front and rear gardens. The rear garden is walled and features a charming tree, creating a private oasis for outdoor enjoyment. Additionally, the property has no onward chain and includes a share of the freehold, adding to its appeal.

Location-wise, Queens Park Road is highly sought after due to its proximity to the vibrant city centre. Residents will have easy access to an array of amenities, including the nearby Queens Park with its green spaces and tennis courts -perfect for outdoor activities and leisurely walks. For those looking for a seaside experience, Brighton seafront is just a 10-minute walk away, offering an abundance of entertainment options and stunning coastal views.



- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- PERIOD CONVERSION GROUND FLOOR FLAT
- NEWLY REFURBISHED
- WALLED REAR GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- EPC rating C