



179 Queens Park Road, Brighton, BN2 9ZA

Spencer
& Leigh

179 Queens Park Road,
Brighton, BN2 9ZA

Offers In The Region Of £700,000 - Freehold

- Affectionately known as Avocado House
- Built in 1890
- Set over three storeys
- Stunning kitchen/dining room
- Unique roof terrace
- Immaculately presented throughout
- Main bedroom with en suite bathroom
- Ground floor cloakroom/WC, First floor shower room and En suite Bathroom on Top Floor
- Located in the highly desirable area of Queens Park, Brighton
- Viewing recommended to appreciate this beautiful home

Positioned in the charming area of Queens Park, Brighton, this delightful end-terrace house, affectionately known as Avocado House, offers a perfect blend of modern living and historical charm. Built in 1890, this property spans an impressive 1,313 square feet and is set over three storeys, providing ample space for families or those seeking a comfortable home.

Upon entering, you are greeted by a large lounge, designed to create a warm and welcoming atmosphere. The stunning kitchen and dining room serve as the heart of the home, ideal for entertaining guests or enjoying family meals. The unique roof terrace, complete with a glass balustrade, offers breathtaking rooftop views, making it a perfect spot for relaxation or al fresco dining.

The property boasts four well-appointed bedrooms, including a main bedroom featuring fitted cupboards and an en suite bathroom for added convenience. In addition to the en suite, there is a stylish bathroom, a ground-floor cloakroom/WC, and a first-floor shower room, ensuring that all your needs are met.

Immaculately presented throughout, Avocado House combines period features with contemporary finishes, creating a harmonious living space that is both functional and aesthetically pleasing. This home is not just a property; it is a lifestyle choice, offering the perfect setting for those who appreciate the vibrancy of Brighton while enjoying the tranquillity of a residential neighbourhood. Don't miss the opportunity to make this exceptional house your new home.



Queens Park Road has many benefits, being within walking distance of the city centre and all its amenities. There are what are considered good local schools available, along with access to the South Downs. All travel networks in and out of the city centre are within easy reach.



Entrance Hallway
Living Room
11'10 x 10'2
Sitting Room
12'0 x 9'9
Kitchen/Dining Room
14'9 x 14'2
Ground floor Cloakroom/WC
Stairs rising to
First Floor Landing
Bedroom
13'2 x 10'
Bedroom
12'6 x 10'1
Bedroom
15'5 x 7'7
Access to the
Roof Terrace
Shower Room
Stairs rising to
Second Floor Landing
Main Bedroom
19'7 x 9'6
En suite Bathroom
OUTSIDE
Rear Garden
Property Information
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Resident Permit Parking Zone C
Broadband: Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Fair coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566
w: www.spencerandleigh.co.uk

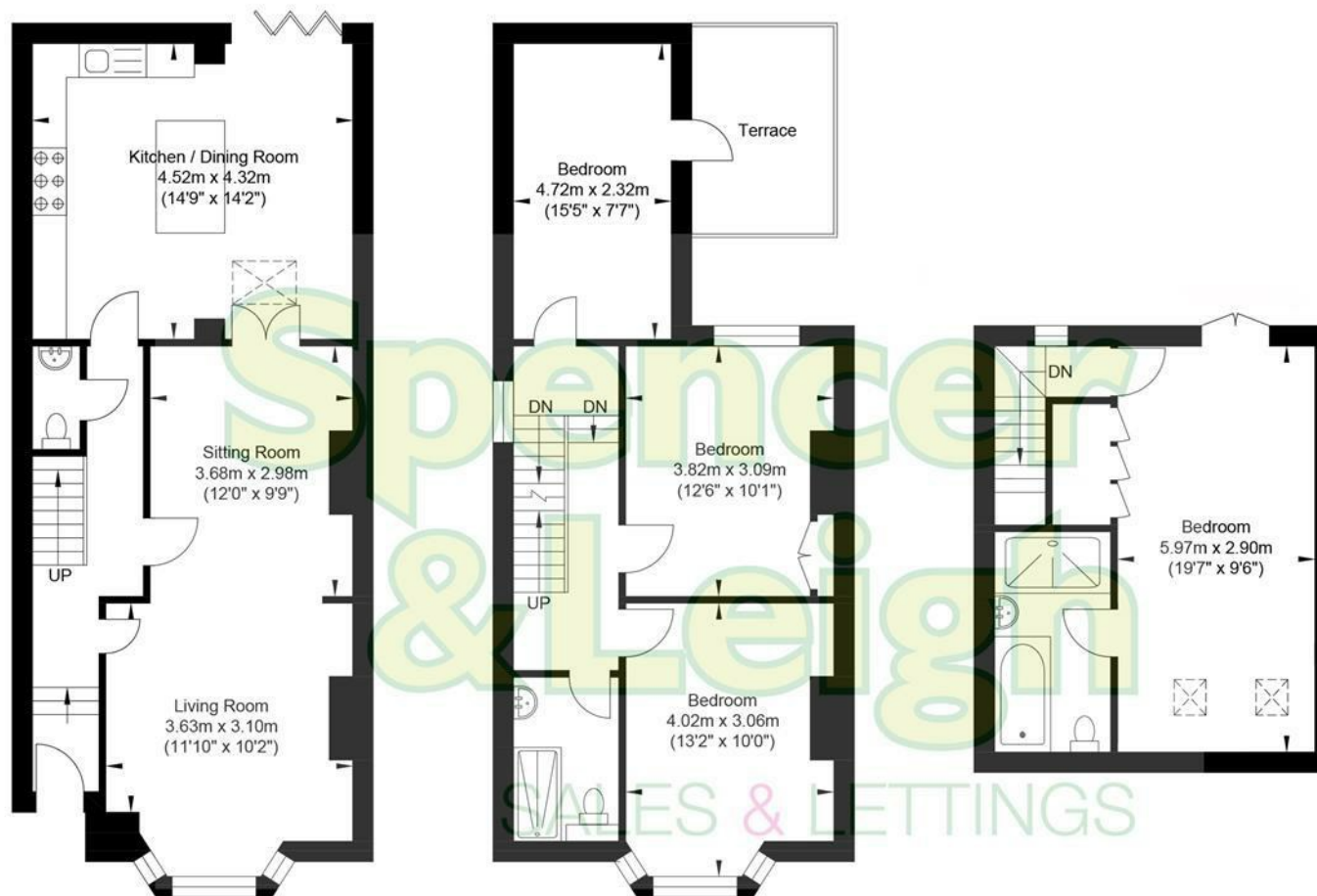


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Spencer
& Leigh

Queens Park Road



Ground Floor
Approximate Floor Area
593.52 sq ft
(55.14 sq m)

First Floor
Approximate Floor Area
489.75 sq ft
(45.50 sq m)

Second Floor
Approximate Floor Area
302.68 sq ft
(28.12 sq m)

Approximate Gross Internal Area (Excluding Terrace) = 128.76 sq m / 1385.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

