



**Park Street, Brighton, East Sussex, BN2 0BS**

**Guide Price £500,000**



No onward chain!!!LODDON PROPERTIES are delighted to bring to the market this beautifully presented three-bedroom townhouse, ideally located in the heart of Brighton's vibrant Kemptown, just moments from Queen's Park. Arranged over three floors, this stylish home offers both space and versatility. The ground floor boasts a bright open-plan kitchen, dining and living area, complete with a modern shower room. Patio doors open onto a private, enclosed courtyard garden, perfect for outdoor dining and entertaining. The first floor features two generously sized double bedrooms and an additional shower room, while the top floor is home to a spacious principal bedroom with built-in wardrobes, providing excellent storage solutions. The property also benefits from recently installed double-glazed windows throughout. Perfectly positioned, the house is just a short stroll from Brighton seafront and the iconic Pier. A wealth of local shops, caf  s, pubs, and attractions are all within easy reach, along with Queen's Park and Queen's Park Hospital. This is a fantastic opportunity to acquire a home in one of Brighton's most desirable areas... OPEN DAY 11th of October- Call now to book your personal viewing appointment! EPC: D COUNCIL TAX: C TENURE:FREEHOLD





- THREE BEDROOM TERRACED HOUSE
- OPEN PLAN LIVING
- MODERN KITCHEN
- TWO SHOWER ROOMS
- COURTYARD  
ENCLOSED GARDEN
- PERMIT PARKING  
AVAILABLE
- WALKING DISTANCE  
TO QUEENS PARK  
HOSPITAL &  
BRIGHTON PIER



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>63 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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 **The Property Ombudsman**

### Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



### First Floor

Approx. 24.7 sq. metres (266.2 sq. feet)



### Second Floor

Approx. 15.5 sq. metres (167.0 sq. feet)



**Total area: approx. 69.3 sq. metres (746.5 sq. feet)**

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

**LODDON PROPERTIES**

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