

Paul Bott & Co



- Stunning Four Bedroom End Of Terrace Family Home
- Two Beautiful Reception Areas
- Outstanding Bespoke Kitchen

44 Queens Park Terrace, Brighton, BN2 9YB

Asking Price Of £850,000

Located on the sought after Queens Park Terrace, this beautiful four-bedroom, end of terrace family home is the ideal property for those looking for space, natural light and an incredible location. Situated on the end of a wonderful terrace of Victorian homes, this property has a combination of period features and modern touches, each thoughtfully considered for both style and functionality. Consisting of four double bedrooms, bespoke open plan kitchen, two reception rooms, utility room, family bathroom and En-Suite to the master bedroom, this home is being offered chain free and is perfect for families wishing to access St. Lukes Primary School.



Property Description

The property offers a beautiful walled front garden, with a path leading to the front door. Upon entry, you are greeted by a wide hallway space, with traditional wooden flooring running underfoot throughout, as well as a wide staircase leading to the first and second floor. Beautiful period features adorn the ceiling space, and, to your left-hand side, you lead into the first of two reception rooms - a large, bright space with a wonderful bay to the front and original sash windows allowing natural light to flood in from its south facing aspect. Bespoke fitted storage has been installed, offering drawer space and shelving either side of the chimney breast. Continuing to the rear of the property you come into a large, bright, open plan kitchen space. A bespoke fitted kitchen, featuring brushed elm cabinets, stainless steel worktop, integrated hob, sink and Quooker tap installed, all of which has been designed and installed to offer simplicity and a high-end finish. To the left-hand side, the space has been remodelled and modernised to include a glass roof and door leading out to steps leading up to the garden. The glass roof allows natural light to pour in, making it a wonderful area to entertain, cook and eat. A door leads out of the rear to a large utility room.

A second reception room is located between the lounge and kitchen, which offers a cosy space perfect as a snug, office or reading room, especially with the fireplace that is still in place, lending a traditional touch. Further bespoke storage has been installed in the recess of the chimney stack, as well as further shelving. Wooden flooring continues underfoot, and a cast iron radiator has been installed for extra warmth.

Leading up to the first floor, the first of the four bedrooms is located at the top of the stairs. A well-proportioned double, the bespoke carpentry has been continued, offering storage and a folding bed. The room works perfectly as a standard bedroom or office and the double doors lead out directly into the garden. There is also a storage cupboard that has the pipe fittings for a further





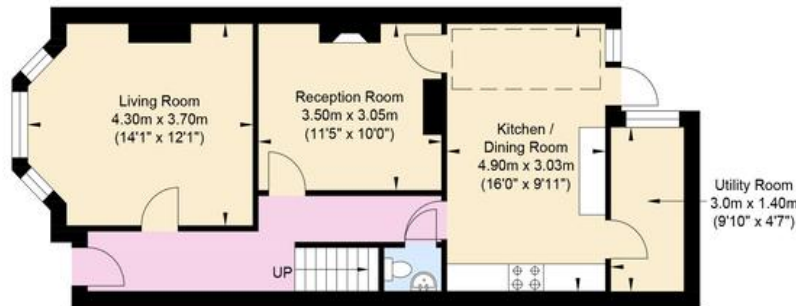
en-suite if you wish, making a perfect bedroom for visitors. The master bedroom is along the hall and located at the front of the property. South facing, with a bay and sash window with views down to the sea, allowing natural light to fill the room, reflecting from the natural finish. The master bedroom is an excellent size, with the entire left-hand wall offering bespoke wardrobes, and an ensuite bathroom tucked discreetly into the far corner, with W/C and shower. The top floor is light and bright, aided by windows located in the hallway. The first of the two double bedrooms is a very good size, with views out of the rear of the property straight up Queens Park Rise. With space for a double bed and various pieces of furniture/ storage and a desk. The front bedroom is also a very good size double and has a lot of space for a double bed and furniture options, as well as having the benefit of eave storage and wonderful window offering views down to Kemptown and across to the sea. A family bathroom is located on the first floor, with wooden flooring underfoot, a beautiful free-standing bathtub, as well as a walk-in shower cubicle, W/C and Wash Basin.

Once featured in 'Ideal Home Magazine' this property truly is as wonderful now as it was then. The sheer amount of natural light the property offers is unrivalled and the space across bedrooms and living areas is incredibly hard to find. Queens Park Terrace is highly sought after and rarely available, showing just how loved the homes on the terrace really are. The location is perfect for families of all ages, with Queens Park situated a few hundred meters away, Kemp Town Village a short walk down the hill and access to the seafront within minutes. The town centre is a walkable distance; however, you have easy access to the nearby bus stop, with frequent access to the city centre and beyond, handy for travel via the train station for those needing to easily access London.

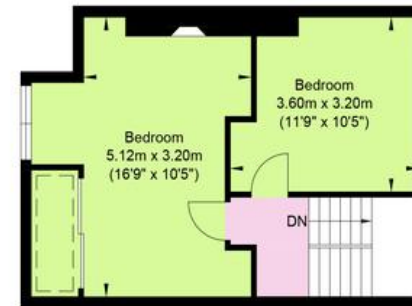
Queens Park Terrace



First Floor
Approximate Floor Area
555.31 sq ft
(51.59 sq m)



Ground Floor
Approximate Floor Area
603.10 sq ft
(56.03 sq m)



Second Floor
Approximate Floor Area
394.92 sq ft
(36.69 sq m)



Approximate Gross Internal Area = 144.31 sq m / 1553.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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