

Paul Bott & Co



- Three Bedroom Period Home
- Victorian Build
- Three Double Bedrooms
- Split Over Three Floors

303 Queens Park Road, Brighton, BN2 9XL

Asking Price Of £545,000

A large three-bedroom family home available on Queens Park Road in Brighton. Split over three floors, the property boasts three double bedrooms, a bright lounge space, large kitchen diner, west facing garden and scope to modernise and extend STPP.



Property Description

Access from street level into a lovely hall space, with ornate period features overhead. To your right, a large double bedroom, with bay window, double glazing and scope for built in storage to either side of the chimney breast. To the rear of the ground floor, a large family bathroom is found, with a freestanding bathtub, separate walk-in shower, W/C and wash basin.

Stairs lead up to the first floor where a further two double bedrooms are found. To the rear, a slightly smaller double, with rear views across Brighton and beyond, a double-glazed window, carpet underfoot and space either side of the chimney breast for storage.

The master bedroom is located at the front of the first floor. Large inside, carpet runs underfoot, and an impressive head height adds to the feel of the space. Recesses to either side of the chimney breast are perfect for storage and two double glazed windows at the front allow for natural morning light to flood the space.

To the lower ground floor of this large family home, it is divided with a kitchen to the rear and lounge to the front. The lounge at the front is incredibly light and bright given its position within the property, a stairwell at the front allows for natural light to flood the space, which has been decorated to a nice standard, with wooden flooring underfoot.

The kitchen is of a very good size, with space for a table and chairs. A generous amount of storage makes up a white kitchen suite, with space for a washing machine and to the far corner, an oven with hob top. A door leads out to the rear of the property where you find a downstairs W/C, with a secondary door leading out to a well-proportioned, west facing patio garden.

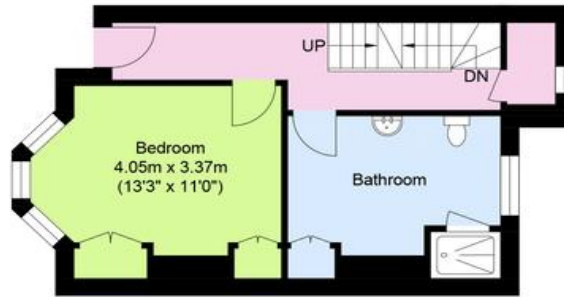
Given the properties proximity to Brighton Station and only being a short walk from both Queens Park to the



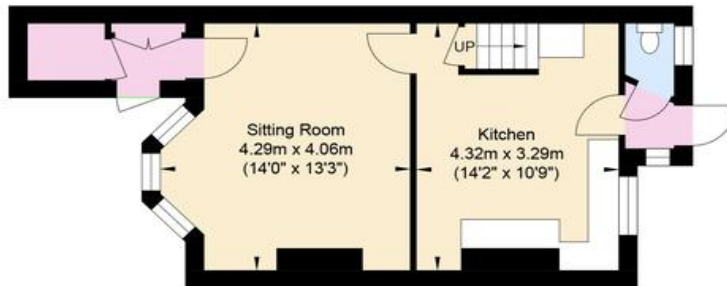


East and down the hill to Elm Grove Primary School, this property is perfect for any family looking for their next home.

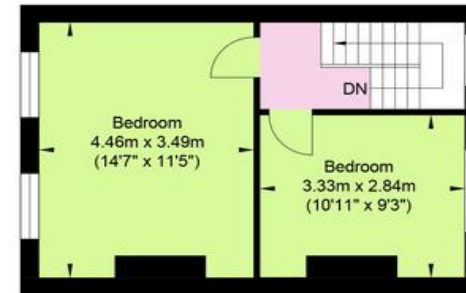




Ground Floor
Approximate Floor Area
351.11 sq ft
(32.62 sq m)



Lower Ground Floor
Approximate Floor Area
376.84 sq ft
(35.01 sq m)



First Floor
Approximate Floor Area
332.17 sq ft
(30.86 sq m)

Approximate Gross Internal Area = 98.49 sq m / 1060.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.