

Paul Bott & Co



- Outstanding Three Bedroom Home
- Meticulously Refurbished
Throughout
- Stones Throw From The Beautiful

28 Park Street, Brighton, BN2 0BS

Asking Price Of £595,000

Tucked away on Park Street, leading up to the arch for Queens Park, stands this beautiful, period home. Recently refurbished throughout to an outstanding standard, this home offers open plan living, three double bedrooms, a beautiful family bathroom, high quality fitted kitchen, a lovely private patio, and a recently installed roof terrace, perfect for enjoying the sun. Combining period feel and a modern finish, this home is being offered chain free and is an absolute must see.



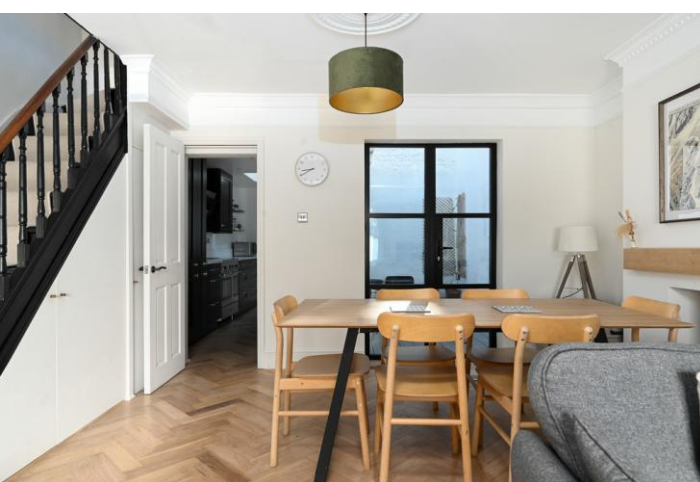
Property Description

This wonderful three-bedroom home is within seconds of the incredibly popular Queens Park. Leading in, a short hall space carries through to a beautiful, open plan living layout. Herringbone oak flooring and underfloor heating runs underfoot throughout the ground floor. There is an inviting lounge space, with a log burner, as well as a spacious dining area. The kitchen has been rebuilt and redeveloped, with a rooflight and large windows providing ample natural light. A galley style and outstanding finish, the kitchen space offers a modern fitted kitchen and benefits from an electric range cooker.

Upstairs, the chic and calming finish continues, with a patio door at the top of the landing leading out to an exceptional roof terrace with a walk on rooflight and composite decking. To the front of the property you will find the first, and principle, bedroom. Large and offering stripped wooden floors and built-in wardrobes, morning light floods the room through the east aspect sash window. Finished with a neutral feel and a column radiator. Upstairs, two further double bedrooms are offered, with the bedroom at the front mirroring downstairs with its neutral tones and a newly fitted carpet. This space too has built in wardrobes and offers an east aspect sash window for those bright, lazy mornings. To the rear there is a third, well proportioned double bedroom. It has a west aspect viewpoint over the roof terrace, with space for a double bed, desk and furniture items, with the same high-quality carpet.

The property also benefits from a beautiful, high standard family bathroom. Offering functionality and style, the space is large and offers not only a walk-in shower with glass surround, but a freestanding, traditional style bathtub, with detailed floor tiling.

Back downstairs, a second patio space is offered, which





has been finished to a lovely standard, with matching decked flooring to the roof terrace and black crittall style double doors leading out from the dining area.

Perfectly located for families, with the City Centre nearby and Queens Park on your doorstep, this property is local to many good primary and secondary schools, as well as being within walking distance of Kemptown Village, the seafront and local public transport options are excellent.



Park Street, BN2

Approximate Gross Internal Area = 100.5 sq m / 1082 sq ft



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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