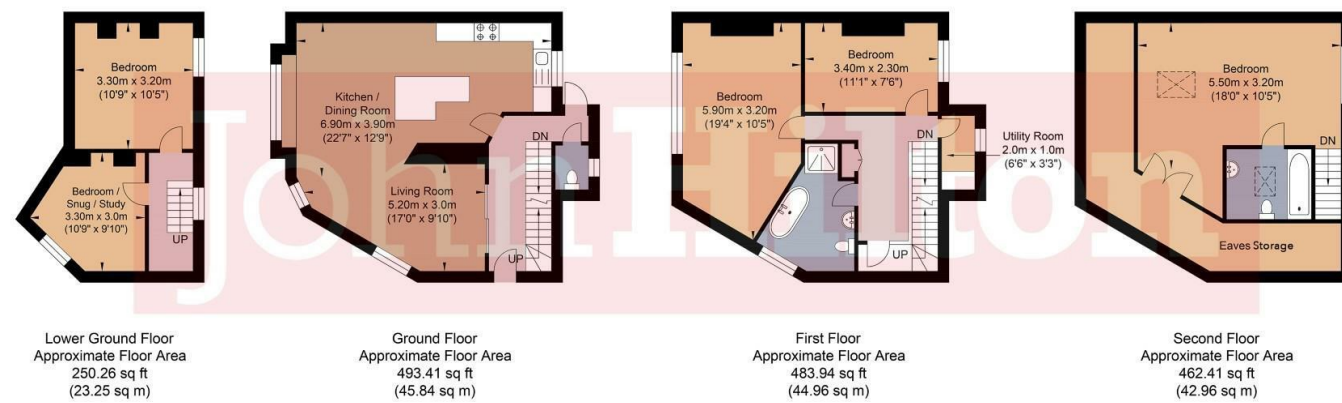


## Queens Park Road



Approximate Gross Internal Area = 157.01 sq m / 1690.04 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



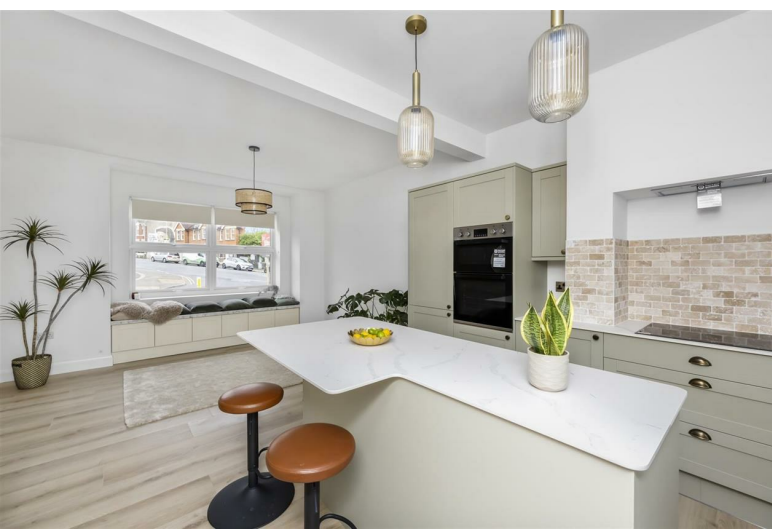
Total Area Approx 1690.04 sq ft

247 Queens Park Road, Brighton, BN2 9XJ

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**Guide Price £750,000-£800,000**  
**Freehold**





**247 Queens Park Road, Brighton, BN2 9XJ**  
 \*\*\* GUIDE PRICE £750,000 - £800,000 \*\*\*  
 A beautifully renovated five bedroom end of terrace house which occupies a favourable location close to Queens Park. The property has been subject to a complete overhaul and has been finished to a high specification in modern neutral tones. Offering versatile accommodation spanning four levels, this would make an ideal family home and would suit those who work from home needing office space. Everything internally is brand new and the open-plan kitchen/dining/living space which occupies the ground floor is a very sociable and flowing space which benefits from lots of natural light. The master bedroom has an en-suite bathroom and spectacular panoramic views across Brighton plus a glimpse of the sea. There is a further luxury family bathroom with freestanding bath plus shower and a further ground floor cloakroom plus separate utility room. Situated within close proximity to highly regarded local schools, and within easy reach of the city centre, the seafront and Brighton mainline station. No onward chain.

**Approach**  
 Front door accessed via Carlyle Street with frontage onto Queens Park Road.

**Entrance Hall**  
 Brushed oak laminate flooring with stairs to upper and lower levels. Oak sliding pocket doors lead to open-plan kitchen/dining/living area with door to rear garden.

**Ground Floor Cloakroom**  
 Brushed oak laminate flooring, low level WC incorporating eco system, wash basin with tiled splashback, mixer tap and de-misting mirror over with sensor light.

**Open Plan Living/Kitchen/Dining Area**  
 overall measurement at widest points 6.90m x 6.90m (overall measurement at widest points 22'7" x 22'7")

**Living Area**  
 Square bay window incorporating window seat with storage below, two further windows, inset fireplace.

**Kitchen/Dining Area**  
 Newly fitted units at eye and base level with stone composite worktops. Central island with composite stone worktop with cupboard, drawers and wine cooler below plus breakfast bar overhang. Inset ceramic sink, brass mixer tap with extendable hose over. Eye-level double oven, induction hob with pan drawers below, inset extractor hood over and tiled splashbacks. Integrated dishwasher and fridge/freezer.

**LOWER LEVEL Hallway**  
 Brushed oak laminate flooring.

**Bedroom 4/Snug or Study**  
 3.30m x 3.00 (10'9" x 9'10")  
 Brushed oak laminate flooring.

**Bedroom 5**  
 3.30m x 3.20m (10'9" x 10'5")  
 Brushed oak laminate flooring with window to rear.

**FIRST FLOOR Landing**  
 Brushed oak laminate flooring with recessed linen cupboard.

**Bedroom 2**  
 5.90m x 3.20m (19'4" x 10'5")  
 Window to front, newly carpeted.

**Bedroom 3**  
 3.40m x 2.30m (11'1" x 7'6")  
 Window to rear, newly carpeted.

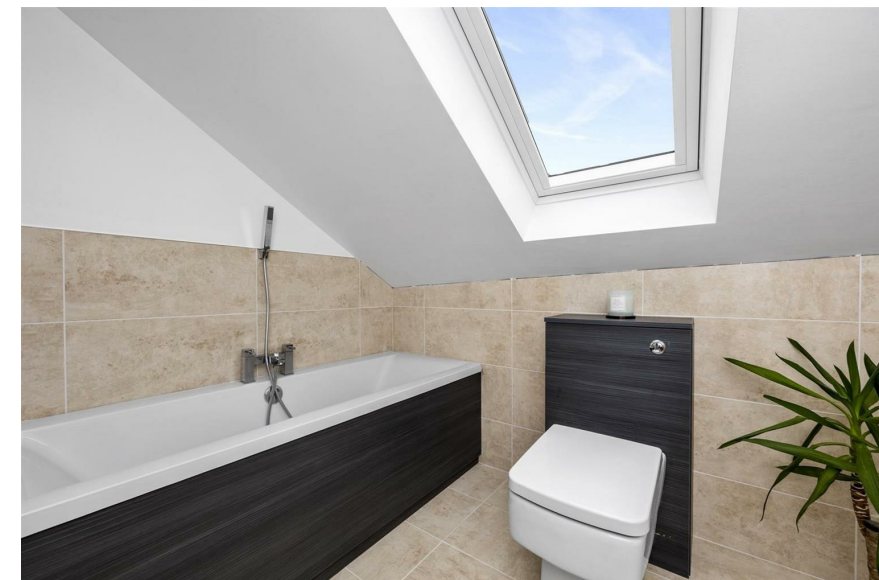
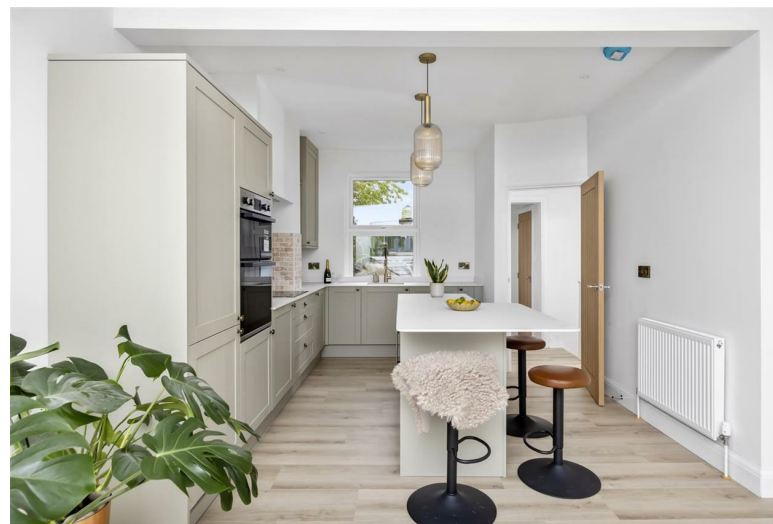
**Family Bathroom**  
 Tiled floor, part-tiled walls, oval freestanding bath with black feature tap with hand shower. Shower enclosure with tiled splashbacks, black raised shower head with hand shower on riser. Wash basin with cupboard below incorporating an adjoining low-level WC and de-misting mirror over with sensor lighting. Heated towel rail.

**Utility Room**  
 2.00m x 1.00m (6'6" x 3'3")  
 Brushed oak laminate flooring, composite stone worktop, space and plumbing for washing machine, space for tumble dryer.

**SECOND FLOOR**  
**Master Bedroom**  
 5.50m x 3.20m (18'0" x 10'5")  
 Window to rear with stunning panoramic views across Brighton plus glimpse of the sea. Dual aspect with Velux window to front, eaves storage.

**En-Suite Bathroom**  
 Tiled floor, mostly tiled walls, Velux window with panoramic views, brushed wood-effect panel enclosed bath with centred mixer tap with hand shower attachment. Vanity unit with wash basin and cupboard below and de-misting mirror with sensor lights over. Low-level WC with concealed cistern, heated towel rail.

**Garden with a Westerly Aspect**  
 To be paved, side gated access, walled boundaries.



- Beautifully Renovated Five Bed House
- Favourable Location Close to Queens Park
- High Spec Interior
- Versatile Accommodation
- Master Bedroom with En-Suite
- Luxury Family Bathroom
- New Kitchen with Central Island & Appliances
- Delightful Panoramic Views
- Five Minutes' Walk to St Luke's School
- No Onward Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	
		75	82

Council Tax Band: **TBC**