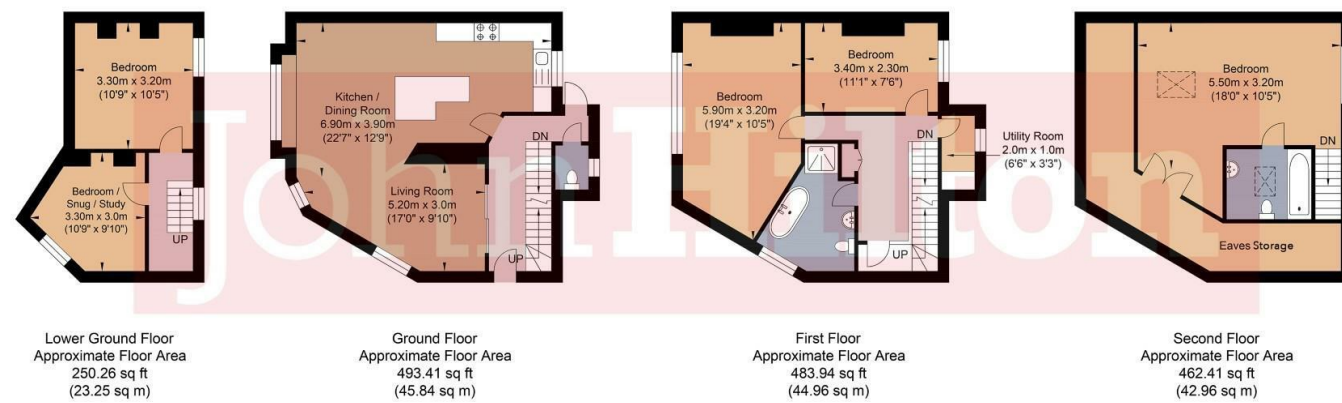


Queens Park Road



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

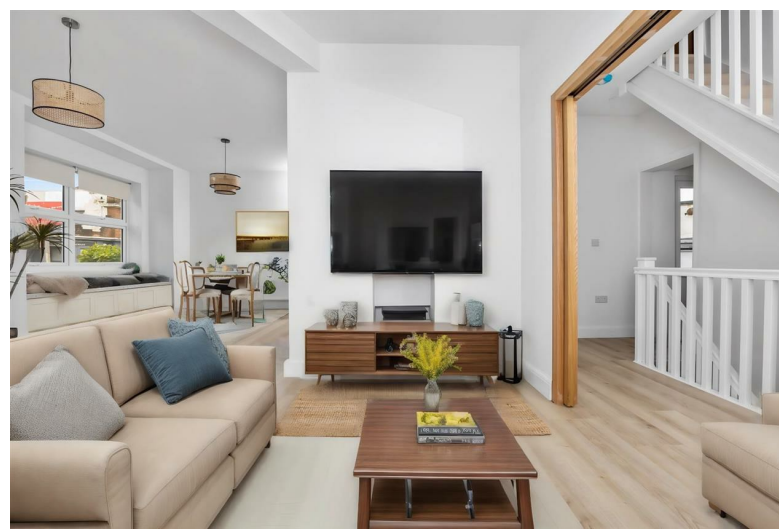
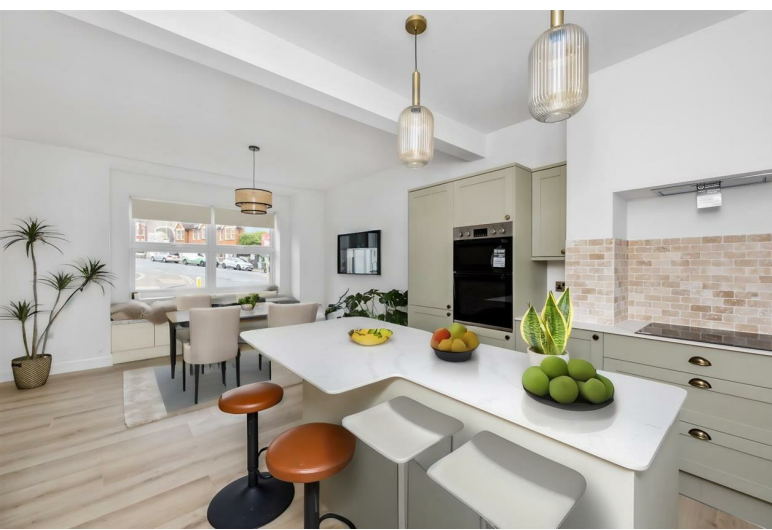


Total Area Approx 1690.04 sq ft

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

PCM £2,500 PCM



247 Queens Park Road, Brighton, BN2 9XJ

AVAILABLE NOW!

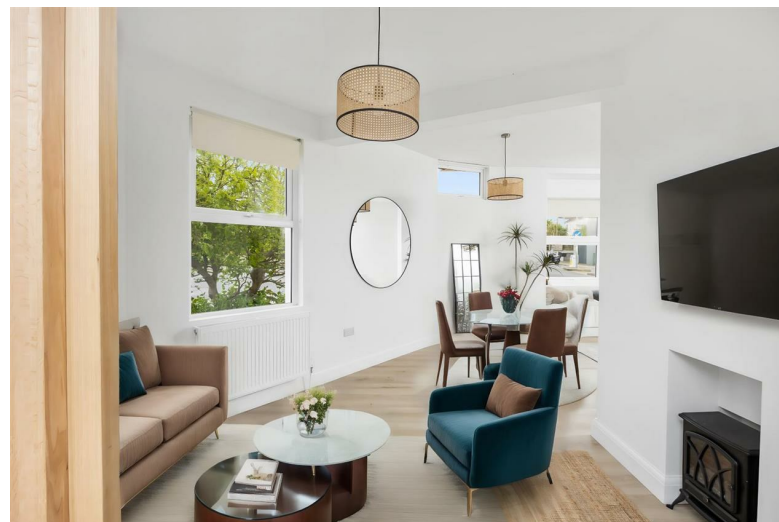
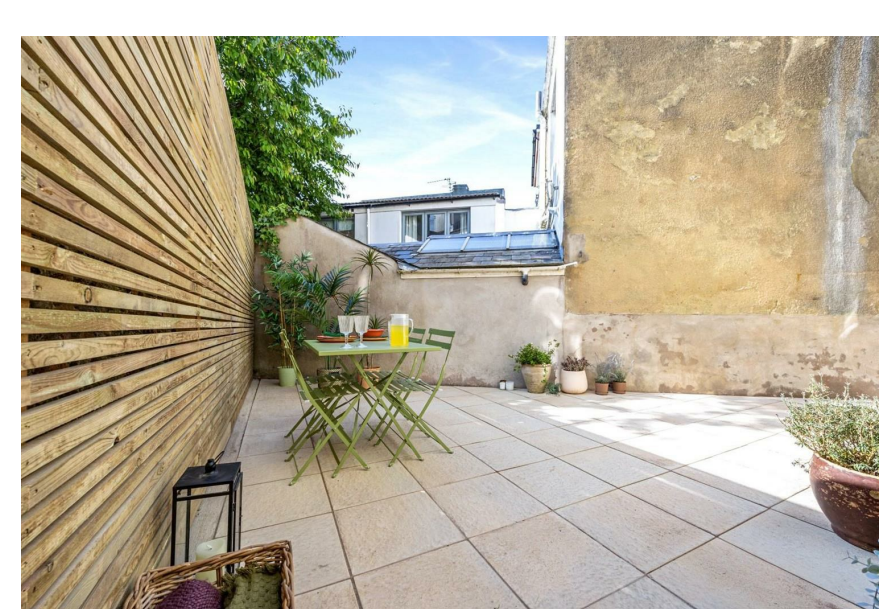
A beautifully renovated five bedroom end of terrace house which occupies a favourable location close to Queens Park. The property has been subject to a complete overhaul and has been finished to a high specification in modern neutral tones. Offering versatile accommodation spanning four levels, this 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 with 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.

Council Tax band E

No HMO licence so families only

A holding deposit of £576 will be required to secure the Property which is equivalent to 1



- Beautifully Renovated Five Bed, Two Bathroom House
- Five Minutes' Walk to St Luke's School
- Delightful Panoramic Views
- Excellent School Catchment Area
- Renovated to an Exceptional Standard Throughout
- Master Bedroom with En-Suite

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		75	82
EU Directive 2002/91/EC			

Council Tax Band: **E**

