



Park Road Terrace, BN2

£385,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Park Road Terrace, BN2

2 Bedrooms | 1 Bathroom | 720 sq ft | Walled Garden |

This property is available chain free.

Tucked away on a peaceful street on the border of Queens Park sits this quaint cottage-style Victorian terrace, looking out over Kemptown to the sea. It has two bedrooms and two versatile reception rooms offering a wealth of period features. Facing south, it is filled with natural light, while to the rear, the raised garden becomes the sweetest sanctuary during summer. It has been freshly painted inside with white walls and fawn carpets, creating a blank canvas for new owners who can move straight in, yet there remains some scope for further home improvements to put your own stamp on the place.

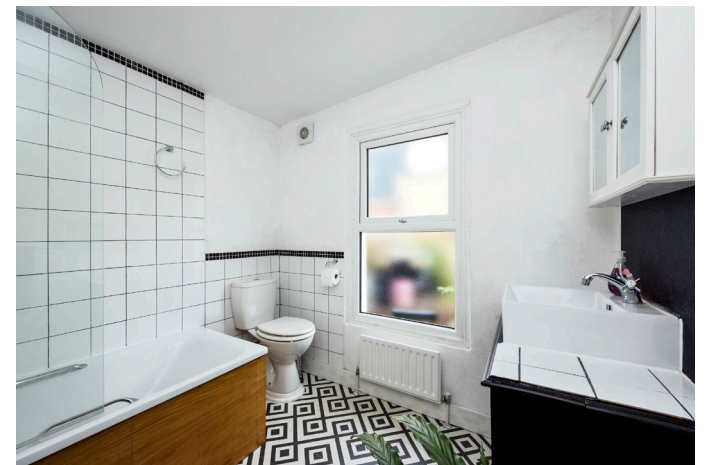
Upon entry, it has the classic layout of a Victorian property with two reception rooms to the left and the kitchen at the far end. These rooms remain divided, which offers versatility for their use, as a sitting room and dining room, or one could become a third bedroom if need be. It would also be possible to 'knock-through' to create one larger reception space with two period fireplaces and dual aspect windows – all food for thought. From the front bay, you can see the sea between the chimney stacks of the buildings to the south, below open skies – a view which only improves from the first floor.

From the kitchen, steps lead up to the garden where the original flint and brick walls have been retained. As a raised space, it receives plenty of sunshine during summer, so plants thrive in the flower beds. You can sit out here in complete peace as the building to the rear is a calming yoga studio rather than a residence.

Returning inside, there are two double bedrooms on the first floor with traditional built-in wardrobes and original fireplaces adding character. Energy efficient double glazing ensures a warm and rested night's sleep – although it is quiet here for somewhere so central due to the position of the house, tucked away from the main roads.

To the rear of the building, the bathroom is stylish in a monochrome palette, with a bespoke, vintage vanity unit with the basin inset. A shower sits over the bath and geometric flooring bring the scheme together with a bold black and white print.





OWNER'S THOUGHTS

"This property is ideal for small families and professionals who appreciate the location close to so many excellent schools and nurseries, and with the park on its doorstep. Kemptown is just a few minutes away down the hill, as is the beach, so you are in the heart of the city here, yet it feels private and peaceful, giving the best of both worlds. The property offers great storage both inside and out with a walk in cupboard under the stairs and a useful garden store. In addition the property is fitted with solar panels."

Good to Know:

This attractive mid-terraced home sits close to the seafront, just minutes from the fashionable Kemp Town Village with its eclectic shops, cafes and bars, while the theatres and Lanes are also just a short walk. The lush green spaces of Queens Park are within easy reach and there are regular buses to the mainline station with its excellent links to the universities, airports and London.

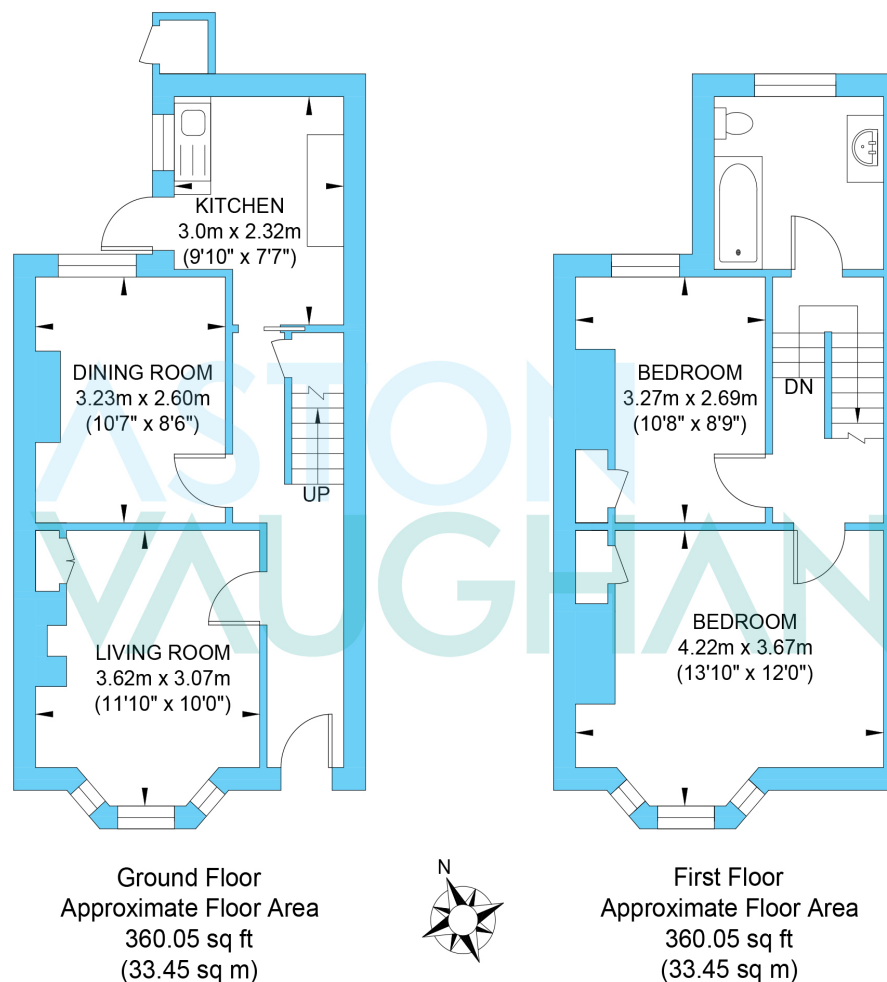
Education:

Primary: St Luke's Primary, Queens Park Primary

Secondary: Varndean and Dorothy Stringer, Cardinal Newman RC

Private: Brighton College and Prep, Montessori School

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Approximate Gross Internal Area = 66.90 sq m / 720.10 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.