



Queens Park Rise, BN2
Asking Price £850,000

ASTON
VAUGHAN

INTRODUCING

Queens Park Rise, BN2

5 Bedrooms | 2 Bathrooms | 2 Reception Room
1487 Sq Ft | Garden |

Sitting peacefully on the hill between Kemptown and Queens Park, this exceptionally spacious period house is the ideal family home. It is spread over three floors of sun filled rooms which include five bedrooms, two bathrooms and two characterful reception rooms, while also benefitting from a private drive and a detached studio ideal for working from home.

The original character of the building shines through with stained glass windows, an open fireplace and parquet flooring which bring a warm and homely feel to the space. While it is well-maintained with many unique features, there remains plenty of scope for new owners to modernise in areas or put their own stamp on the place, which may add value.

From the upper floors, you can gaze out over the city on both sides, enjoying sea views, reminding you just how close to the coast you are here. The local schools are amongst the best in the city and there are excellent transport links for those working in Brighton and Hove or commuting along the South Coast or to London. Closer still in Kemp Town Village and Hanover, you'll find every amenity you could wish for alongside several family friendly gastropubs all vying for the title of 'Best Sunday Roast'.

Slightly elevated from the road, the house has stature with a driveway providing space for one large car on a gentle slope leading to the detached studio. The front garden is leafy and green with well-established shrubs bringing colour and privacy to the ground floor reception from within. Stepping inside, it is clearly a generous home with high ceilings and many beautiful elements, including original parquet flooring and a decorative window linking through to the kitchen beyond.

Classic features continue in the sitting room to the front of the house with its wide bay window, picture rail and cornicing. Families can cosy up together during winter on comfortable furnishings by the open fire which brings warmth and atmosphere to the space. Almost covering the westerly wall, the window brings in warming light during the afternoon and being double glazed, it is warm and peaceful in here.





There are two double bedrooms on the first floor alongside a roomy single bedroom and the family bathroom. These rooms are naturally light and warm with carpet underfoot and ample space for generous freestanding furnishings. The views only improve the further up the house you go, with the top floor rooms benefitting from views across to the Downs and the sea. There are two further bedrooms on the second floor alongside a shower room, so no need for arguments or queues on busy mornings before work and school.







LOCATION GUIDE

Good to know:

Hanover and Queens Park are among the most popular locations for families and professionals to live when moving to the city. They tick so many boxes with their welcoming community energy, colourful terraced houses; foodie pubs; incredible hilltop views and their close proximity to excellent schools, Brighton Station and the city centre. What's not to love?

Education:

Primary: St Luke's Primary, Elm Grove Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Lancing Prep

Vendor's comments:

"This has been a really happy family home for us, giving so much space for raising children, entertaining friends and living comfortably. It is so easy with St Luke's and Queen's Park just down the road, and the beach within walking distance as well.

The property has so many advantages, particularly the dual aspect gardens that face Southeast and West – so there is always a sunny place. Our favourite summer spot is amongst the fruit trees in the side garden, where we can have an after-work aperitif and supper, enjoying the sun late into the evening.

Queen's Park Rise is a brilliant street to live in, with kind and friendly neighbours and a great sense of community. We no longer need such a large house, but we will remember this wonderful house with fondness."



