



Queens Park Road, BN2
£815,000-£850,000

ASTON
VAUGHAN

INTRODUCING

Queens Park Road, BN2

5 Bedrooms | 1 Bathroom | 2 Reception Room
1929 Sq Ft | Patio Garden |

Abundant with period features throughout its generous rooms, this five-bedroom house will appeal to families looking to live amongst a vibrant community within easy walking distance of the beach, Kemptown and Brighton City Centre. Spread over four generous floors it offers over 1900 square feet of versatile living space for those looking to work from home or raise a family close to excellent schools. Perched up on one of Brighton's famous hills, the views are far reaching, taking the eye across the city's roof and treetops to the South Coast and the sea below open skies. For outside space, there is a sweet, low maintenance decked patio, or the park just a minute away, and parking is easy with on-street permits for which there is no waiting list.

Bathed in sunlight from the southeast, this terrace of Victorian town homes is attractive on approach, painted in sugared almond hues with their architectural features picked out in white. This house is set back from the road behind a leafy front garden with a graceful palm tree and steps up to the door. Stepping inside, the scale of the house becomes apparent, greeted by high ceilings and a line of sight taking you through the grand depth of the house.

Period features are plentiful with wood flooring in every room, now sanded and varnished back to its former glory. These run through the first reception room to the left, which was once two rooms, since opened to great a light, airy and versatile space for both entertaining and family time. There are two period fireplaces which can be lit, bringing warmth and atmospherics to the cooler seasons, where there is space for both comfortable soft furnishings and a formal dining table at the far side.





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A similar size, the kitchen and dining room offers a second social space with room for a kitchen table enjoying garden views. While it has been modernised, the aesthetic is in keeping with the era of the house with white Shaker cabinetry and a range cooker. Adjoining the kitchen is a generous utility room housing the washing machine, tumble dryer and fridge freezer alongside additional storage. These rooms could be opened to create one large kitchen and dining room, linking through to the first reception room, leading out to the garden – all food for thought.



While bijou for a larger property, the patio garden is typical for a townhouse so close to the city centre. It offers the ideal amount of space for drinks and dinner alfresco and is surprisingly private for a terraced property due to tall walls festooned with climbing plants. It is fully enclosed making it safe for pets and little ones, and is perfectly low maintenance, ready for the busy modern lifestyle.

Up on the first floor, bedrooms one and two have airy proportions with tall sash windows bringing in a wealth of natural light. Wood flooring and period features continue up here with cast iron fireplaces, marble mantelpieces, picture rails and some traditional built-in cabinetry – yet it is also a blank canvas for new owners to come and put their own stamp on the place. Completing this floor, the family bathroom has a modern take on a period scheme with patterned floor tiles, wall panelling and brick tiles around the shower.

Elevated higher on the second floor are two further double bedrooms echoing the footprint of those below them, with a fifth bedroom on the top floor. Up here, the views come into their own, looking out over Kempton and across the English Channel to the southeast. At sunrise, the skies fill with colour, and you are reminded just how close to the coast you are here.







Vendor's Comments:

"This is a fantastic family home with so much space you never feel on top of one another. It is full of character, yet there is huge scope for further renovations as these properties are hugely versatile. The area is amazing with a palpable sense of community and there is so much to enjoy within walking distance. There are some lovely family-friendly pubs in Hanover, or Kemp Town Village is a short stroll down the hill and the beach is close enough for daily swims if you're that way inclined!"

Education:

Primary: St Luke's Primary, Elm Grove Primary

Secondary: Varndean or Dorothy Stringer, Cardinal Newman RC

Private: Brighton College, Roedean

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.

The relaxed culture of Kemp Town Village is just moments around the corner from this generous home. Here you'll find delicatessens, restaurants and cafes, alongside boutique and vintage shops. The beach is on your doorstep and is quieter this side east of the pier. Sea Lanes outdoor swimming pool is open all year round and Soho House's Brighton Beach House has opened within walking distance of this property. It also sits within minutes of The Amex Business Centre, Law Courts and the RSC Hospital as well as the historic heart of the city where you'll find theatres, museums and the bohemian North Laine Shopping District.



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