

STONE



West Drive BN2

£825,000

*“At Stone, we’re passionate about
the unique and awe-inspiring
architectural elements that transform
houses into dream homes.”*

The Stone Family



Set back along a private drive in the heart of Queens Park, this exquisite ground floor apartment occupies part of a grand Victorian villa, a property that blends elegant period architecture with thoughtfully designed modern interiors. Surrounded by mature trees and beautifully maintained communal gardens, the home offers peace, privacy, and a lifestyle perfectly attuned to Brighton's most desirable coastal neighbourhoods.

The apartment benefits from its own private entrance and exclusive use of a generous patio terrace, which opens directly onto the gardens beyond, a tranquil setting for alfresco dining or relaxed weekend mornings in the sun. Rarely found at this level, two allocated off-street parking spaces are included, ensuring convenience without compromise in this central location.

Inside, the scale of the apartment is immediately striking. Soaring ceilings, tall sash windows, and generous room proportions reflect the grandeur of the original 1850s villa, while the interior design has been finished with a refined, contemporary eye. A wide entrance hallway leads into the heart of the home, a beautifully open-plan living, kitchen and dining area that flows seamlessly to the outside through full-height glazing. Soft wood floors, clean lines, and a neutral palette provide a timeless backdrop, while the kitchen is both sleek and functional, with premium appliances, handle-free cabinetry and a breakfast bar for informal meals or entertaining.

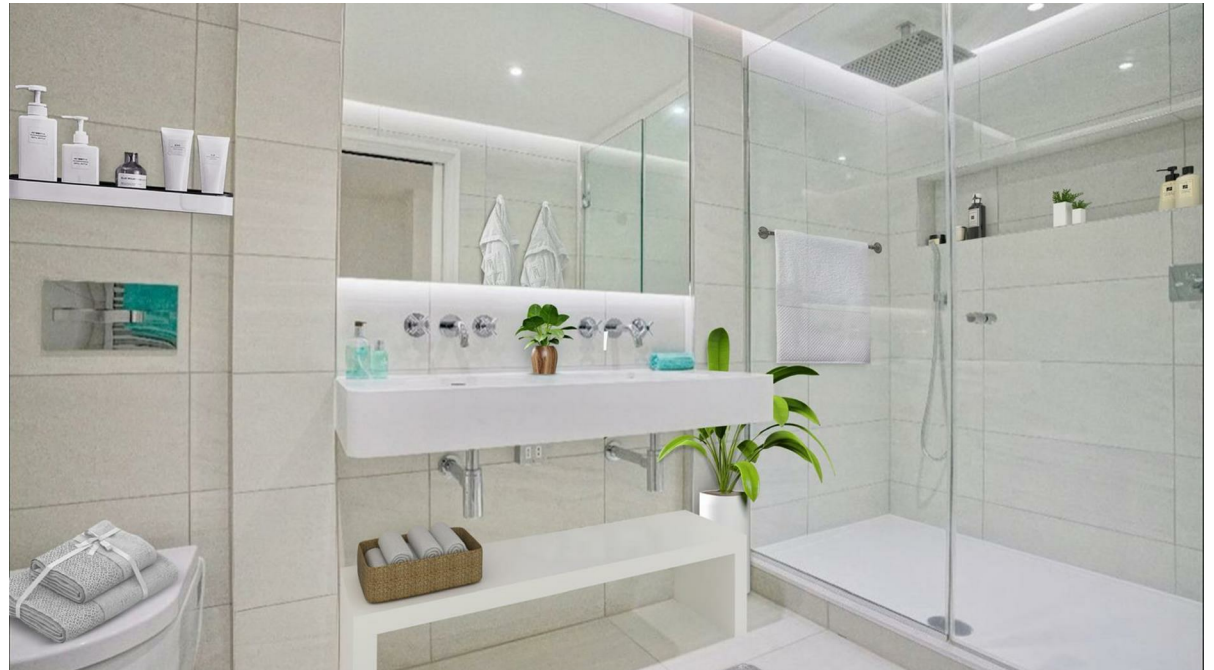


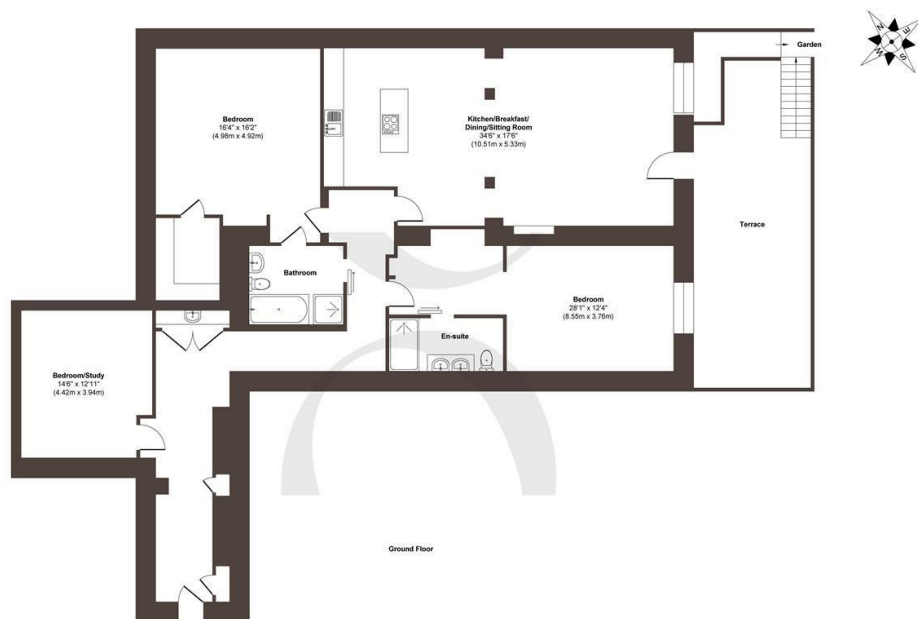
Both principal bedrooms are exceptionally spacious, with ample room for king-sized furnishings and a calm, pared-back aesthetic. The main bedroom features a chic en suite with double-width shower and dual basins, while the second bedroom has walk-in wardrobe space and Jack-and-Jill access to a second luxurious bathroom. A third, highly versatile room offers further space to suit your lifestyle, ideal as a home office, cinema room, creative studio or guest bedroom.

Throughout, natural light and quality materials create an effortless sense of comfort and understated luxury. The home's layout supports both social connection and quiet retreat, making it as functional as it is beautiful.

Just moments from the wide green lawns and mature trees of Queens Park, and within walking distance of Kemptown Village, the beach, and Brighton's bustling city centre, this is a location where everything is on your doorstep. Whether you're enjoying brunch in one of the area's independent cafés, swimming at Sea Lanes, or heading into the South Downs for a weekend walk, the lifestyle on offer is one of balance, vibrancy and calm.

Combining timeless architecture with modern ease, this exceptional home offers a rare opportunity to live in one of Brighton's most architecturally impressive residences, while enjoying the very best of coastal city living.





Approx. Gross Internal Floor Area 1965 sq. ft / 182.60 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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The Details

- Open day Friday 25th July! Enquire now – by appointment only
- Elegant ground floor apartment within a grand Victorian villa
- Private entrance and direct access to a large, secluded patio
- Two generous double bedrooms plus versatile third room/home office
- Two beautifully appointed bathrooms, including en suite to principal bedroom
- Stunning open-plan living space with high ceilings and sash windows
- Exquisite interior design with premium finishes throughout
- Two allocated off-street parking spaces
- Prime Queens Park location near Kemptown, the beach and Brighton city centre

Size
 Approx 1965.00 sq ft

Energy Performance Certificate (EPC)
 Rating C

Council Tax Band
 E



STONE

Let's *Talk*

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