



**Price**  
**£575,000**

**Freehold**

4x  1x  1x 

**Queens Park Road,  
Brighton, East Sussex,  
BN2**

**cubitt&west**  
Helping you move forwards



## Main features

- Spacious period house
- Large front garden and rear patio garden
- Potential to extend (subject to necessary planning consents)
- Desirable location, close to Queens Park
- Chain free

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 15'5 x 14'4 (4.70m x 4.37m)

Dining Room : 12'4 x 10'8 (3.76m x 3.25m)

Kitchen : 10'5 x 8'9 (3.18m x 2.67m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 15'2 x 12'2 (4.63m x 3.71m)

Bedroom 2: 10'8 x 9'6 (3.25m x 2.90m)

Bedroom 3: 10'0 x 9'1 (3.05m x 2.77m)

Bedroom 4 : 11'4 x 6'5 (3.46m x 1.96m)

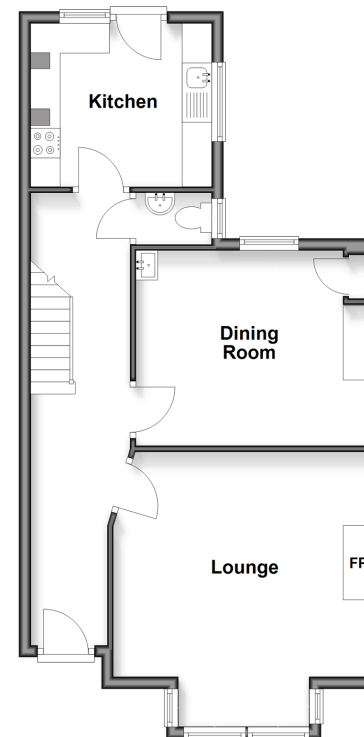
Shower Room

Separate Toilet

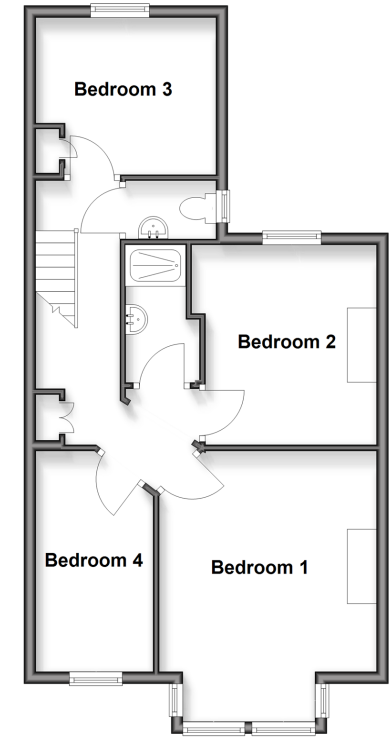
### OUTSIDE

Front and Rear Garden

**Ground Floor**  
Approx. 54.5 sq. metres (586.7 sq. feet)



**First Floor**  
Approx. 55.3 sq. metres (594.9 sq. feet)



**Call Lewes Road Brighton - 01273 604377 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

