

**233 Queens Park Road**  
Brighton, BN2 9XJ

**Guide Price £550,000**  
Freehold

UWS1123

- A large 5 bedroom & three bathroom corner house situated on Queens Park Road in Brighton
- Large lounge / dining room
- Down Stairs Cloakroom
- Modern kitchen with door to the rear patio
- Large family bathroom with white suite & separate shower
- Bedroom 1 with double ended bath
- Bedroom 2 with shower room & sauna
- 3 Further bedrooms
- Shower Room
- South Westerly facing decked patio garden
- Double Glazed
- Gas Heating
- No Chain

**\*\* NO CHAIN, A VERY WELL PRESENTED 5 BEDROOM END OF TERRACE HOUSE, SET BACK FROM THE ROAD, LAID OUT OVER 3 FLOORS \*\*** A very impressive & stylish double fronted house located on the corner of Bentham Road, perfectly located for nearby St Luke's & Elm Grove schools. This home offers more than most houses nearby, as its wider than others and the extra space it offers. On the ground floor is a large open plan dual aspect lounge/dining room, a separate cloakroom, a double bedroom with a double ended bath in the room and a modern kitchen with access to the garden. The lower level has another double bedroom with a shower room, perfect for a teenager or to let out. The first floor has 3 further bedrooms, one with en suite shower and a sauna and a family bathroom with separate shower. South West facing patio garden with access out to Bentham Road. All rooms are beautifully presented and it makes a great family home. (121 sq m internally, EPC rating 65 D)

**Pathway and side front gardens leading to double glazed entrance door to:**

**Lounge / Dining Room** 17' 3" x 16' 11" (5.25m x 5.15m)  
Radiator, 5 wall light points, telephone point, smoke alarm, emergency lighting, 2 old school 2 column radiators, laminated flooring, 2 large double glazed windows to side aspect and large double glazed window to front aspect.

**Cloakroom**

Low-level W.C. Wash basin with mixer tap, laminated flooring and frosted double glazed window. From Dining area attractive wood and glazed door leading to:

**Hallway**

Smoke alarm, inset spotlights, emergency lighting, stairs to first & lower ground floors and door to:

**Kitchen** 10' 1" x 7' 10" (3.07m x 2.39m)

A range of modern base cupboards & drawers with moulded work-surfaces over, inset 5 ring gas hob with oven below and extractor hood above, integrated fridge/freezer, plumbing for washing machine and slim-line dishwasher, matching wall mounted cupboards, tiled floor, inset spotlights, smoke alarm, emergency lighting, cupboard housing gas boiler, part tiled walls, double glazed window and double glazed door leading onto rear patio.

**Bedroom 1** 13' 1" x 9' 11" (3.98m x 3.02m)

Old school 2 column radiator, smoke alarm, attractive bare brick wall, double ended bath, painted wood floor and double glazed bay window to front aspect.

**From hallway stairs leading to:**

**Mezzanine Landing**

Two steps up to:

**Family Bathroom** 10' 0" x 7' 2" (3.05m x 2.18m)

A modern white suite of double ended oval bath with wall mounted mixer tap, low-level W.C. Wash basin with mixer tap and cupboard below, fully tiled walk-in shower with drench shower head & adjustable spray attachment, glass shower screens, chrome ladder style radiator, ceramic tiled floor, inset spotlights, extractor fan and double glazed widow with amazing views over Brighton.

**From mezzanine landing stairs leading up to:**

**First Floor Landing**

Hatch to loft space, wall mounted thermostat, emergency lighting, smoke alarm cupboard housing hot water tank and door to:

**Bedroom 2** 12' 10" x 8' 5" (3.91m x 2.56m)

Old school 2 column radiator, inset spotlights, Two double glazed windows overlooking Bentham Road. Door to:

**En-Suite Shower Room & Sauna** 8' 1" x 3' 3" (2.46m x 0.99m)

Fully tiled walk-in shower, wall mounted wash basin with mixer tap, Heatwave infra-red sauna cabin, tiled floor, inset spotlights and extractor fan.

**Bedroom 3**

Old school 2 column radiator, smoke alarm and large double glazed window overlooking Bentham Road.

**Bedroom 4** 13' 5" x 11' 2" (4.09m x 3.40m)

Old school column radiator, two wall lights, 2 built-in bunk beds and double glazed window to side aspect.

**From hallway stairs leading down to:**

**Lower Ground Floor door to:**

Emergency lighting, large storage cupboard, inset spotlights and door to:

**Inner Hallway**

Inset spotlights, old school column radiator, smoke alarm, emergency lighting, shelving and door to:

**Bedroom 5** 12' 2" x 10' 8" (3.71m x 3.25m)

Old school column radiator, inset spotlights, cupboard with hanging rail, 2 further cupboards housing gas & electric meters and fuse box, extractor fan and frosted double glazed window.

**Shower Room**

Large walk-in shower with glass shower screen and fitted electric shower, ladder style radiator, low-level W.C. Wash basin with mixer tap and cupboard below, ceramic tiled floor, inset spotlights, extractor fan and double glazed window.

**Outside**

**Rear Patio Garden** 26' 6" x 14' 9" (8.07m x 4.49m) at *Maximum points.*

South Westerly aspect, fully decked with gate to Bentham Road, brick and flint wall boundaries. Council Tax Band C.

# Energy performance certificate (EPC)

233 Queens Park Road BRIGHTON BN2 9XJ	Energy rating	Valid until:	29 July 2032
	<b>D</b>	Certificate number:	6132-4823-1100-0611-8222

**Property type** Semi-detached house

**Total floor area** 121 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

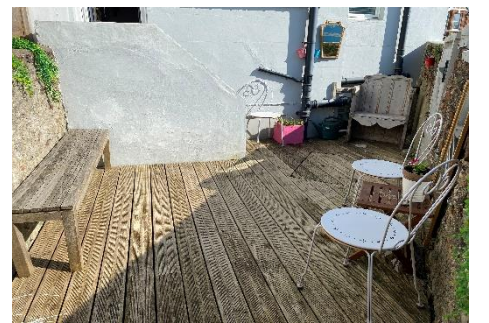
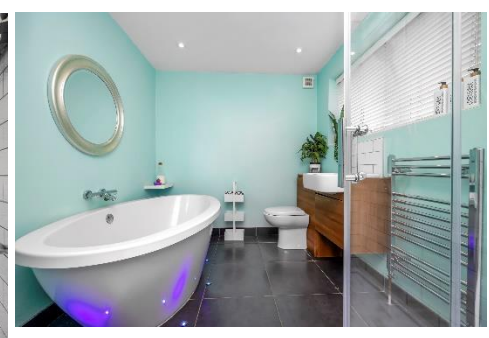
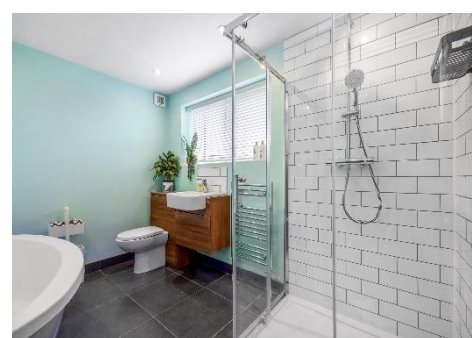
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

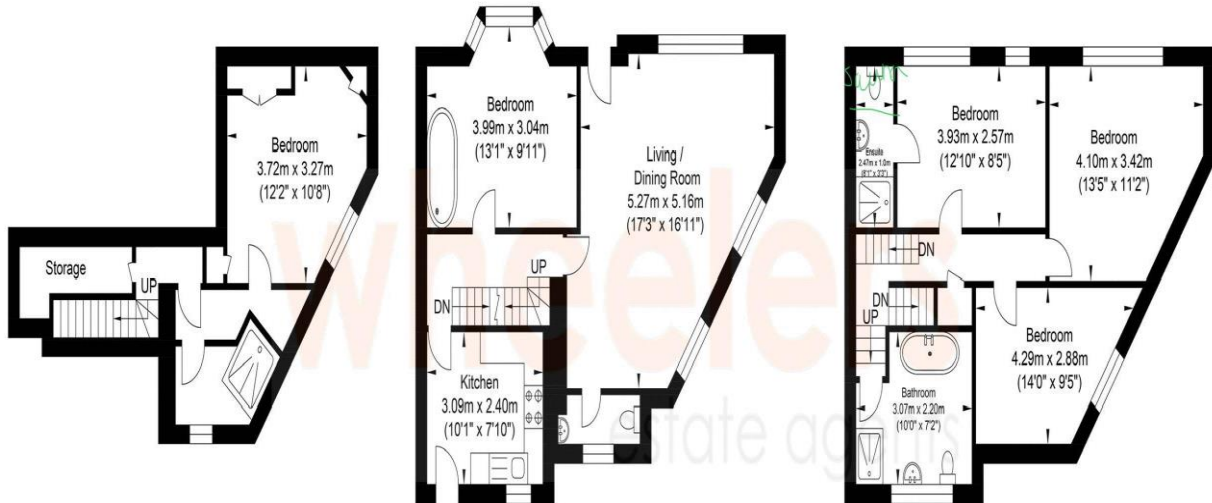
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance



# Queen's Park Road



Basement  
Approximate Floor Area  
260.27 sq ft  
(24.18 sq m)

Ground Floor  
Approximate Floor Area  
543.03 sq ft  
(50.45 sq m)

First Floor  
Approximate Floor Area  
527.21 sq ft  
(48.98 sq m)



Approximate Gross Internal Area = 123.61 sq m / 1330.52 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Please Note** All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES.

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase.

**Please note:** Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed.

They do not constitute any representation of warranty by Wheelers Estate Agents or its employees. Any measurements given are approximate only and have not been verified or checked. No services, equipment, fittings or other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good condition. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own solicitor and surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not however, guarantee that any such items are included in the sale and any prospective buyer is advised to verify with the seller by written enquiry.

## **INSPECTION**

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

**Wheelers Estate Agents**

119 Islingword Road

Hanover

Brighton

BN2 9SG

01273-606027

[wheelersstateagents.co.uk](http://wheelersstateagents.co.uk)

[info@wheelersstateagents.co.uk](mailto:info@wheelersstateagents.co.uk)