



32A Queens Park Road
Brighton, BN2 0GL

£295,000
Share of Freehold

UWS1174

- **Stunning 1 double bedroom garden flat**
- **Front and rear gardens**
- **Share of freehold**
- **Only 3 flats in the building**
- **Located just around the corner from Queens Park**
- **Large open plan lounge/diner**
- **Gas central heating**
- **Viewing is highly recommended**

**** STUNNING CONDITION. SHARE OF FREEHOLD. PRIVATE SOUTH - EAST FACING GARDEN **** This is an exceptional one double bedroom lower ground floor flat, with its own entrance and front and rear gardens. Located just around the corner from the picturesque Queen's Park. A spacious hallway, with the double bedroom to the front. A stunning lounge that opens out into the conservatory extension, that overlooks the garden. The conservatory extension is really well designed, with heat reflective glass and sliding doors out to the private garden, that is 19ft in length. Modern kitchen overlooking the garden and a spacious bathroom. Viewing is highly recommended. 57 sq meters internally. Share of freehold. 999 year lease from 2019. Parking zone C, extending down to Kemp Town seafront. (No waiting list at present). (EPC Rating D - 67)

Location

This property is located just around the corner from the very beautiful Queens Park. Queens Park Road runs up from Edward Street in Kemptown up to Elm Grove and is made up of mainly large colourful Victorian houses. Excellent nearby schools, such as St Luke's School and Carlton Hill. Plenty of shops nearby, as well as Starfish and Coffee and the Independent Pub within a short walk. The Queens Park area is considered an excellent place to live, with the seafront and Brighton Station all within a 15 -20 minute average walk.

Entrance Vestibule

Upvc double glazed front door opening into entrance vestibule with concealed cupboard housing gas meter. Part glazed front door opening into;

Reception Hallway

Tiled floor, radiator, high level cupboard housing consumer unit, further glazed door to an inner hallway and doors to the bedroom, bathroom and lounge/dining room.

Lounge

A light and airy room with wooden flooring, chimney breast with electric fire and fitted shelving to each alcove, radiator, further built-in shelving.

Conservatory

Upvc double glazed heat reflective glazed roof, upvc double glazed sliding doors overlooking and leading out to the rear garden.

Kitchen/Breakfast Room

An archway from the conservatory opens to the kitchen with tiled floor, radiator, good range of fitted wall and base units with ample cupboard and drawer storage. Wooden working surfaces over with inset Bosch gas hob with Samsung extractor over, fitted electric Bosch oven, inset sink and drainer unit with mixer tap, integrated fridge and freezer, space and plumbing for washing machine. Cupboard housing wall mounted Worcester combination boiler, Upvc double glazed window overlooking the rear garden.

Bedroom

Large upvc double glazed bay window to the front with tilt and turn opening door in the middle, wooden flooring, radiator.

Bathroom

White suite comprising wc, pedestal wash hand basin with mixer tap, bath with thermostatically controlled shower over, part tiled walls, high level light window with borrowed light from the kitchen, radiator, tiled floor.

Garden

Pretty walled garden measuring approx 19'3 x 17'4 with ample space for patio furniture and entertaining.

Tenure

Share of freehold 999 years from 2019 No ground rent 3 flats in the building. Self-managed by the freeholders. Maintenance on an adhoc basis with one third share payable. Council Tax Band A. Parking Zone C (currently no waiting list).

Queens Park Road



Lower Ground Floor Flat
Approximate Floor Area
616.55 sq ft
(57.28 sq m)



Approximate Gross Internal Area = 57.28 sq m / 616.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

32a, Queens Park Road BRIGHTON BN2 0GL	Energy rating D	Valid until: 20 December 2025
		Certificate number: 9088-7946-7262-2265-8950

Property type	Basement flat
Total floor area	58 square metres

Rules on letting this property

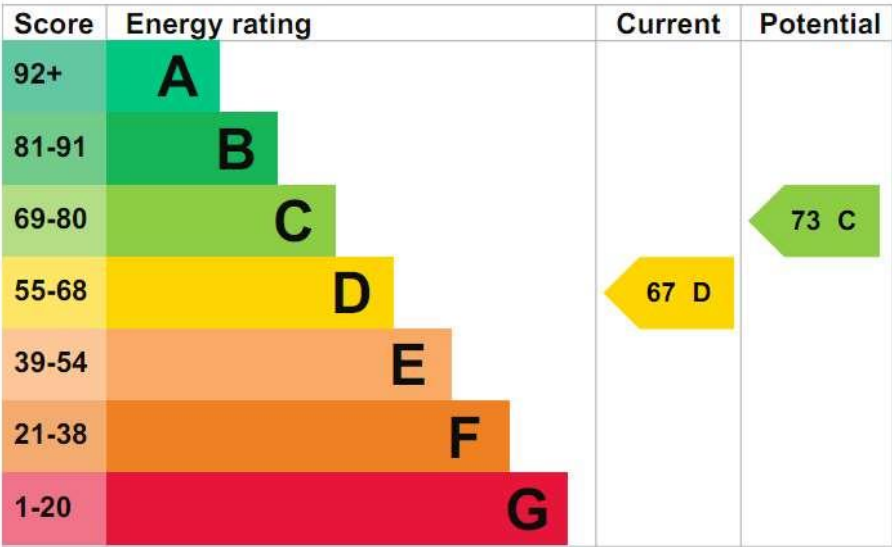
Properties can be let if they have an energy rating from A to E.

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 C.

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



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



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**

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