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estate agents



181 Queens Park Road
Brighton, BN2 9ZA

Guide Price £650,000
Freehold

UWS1173

- Three Bedroom House Over Three Floors
- Accommodation Spanning Approx 123 sqm/1,328 sq ft
- 26' x 11'9 Through Sitting/Dining Room
- 17'8 x 15'1 Kitchen/Breakfast Room
- Master Bedroom With Bi-Folding Doors to Juliet Balcony & Views

- Westerly Aspect Tiered Garden With Glass Balustrade & Artificial Grass
- Beautifully Presented Throughout
- Highly Sought After Queen's Park Location
- Viewing Highly Recommended
- No Onward Chain

A beautifully presented, three bedroom, three storey home located in highly sought after Queen's Park and offered for sale with no onward chain. The accommodation is set out over three floors and measures approx 123 square meters/1,328 square feet with a tiered westerly aspect garden. This fantastic home is offered for sale with no onward chain and internal viewing is highly recommended. Benefits include stripped and polished wooden floorboards, a working fireplace, some period features, a master bedroom with bi-folding doors to a Juliet balcony with far reaching views across the roof tops of Brighton to the sea, gas central heating with a combination boiler, great size kitchen/breakfast room, through sitting/dining room, stylish family bathroom and two further bedrooms. EPC Rating D (69). Parking Zone C (no waiting list currently applies).

Location

This property is located just across from the "Pepperpot" in Queen's Park and very close to the green open spaces of Queen's Park itself. Queens Park Road runs up from Edward Street in Kemp Town 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 coffee shops and and the pubs of Hanover all within a short walk. Queens Park area is considered an excellent place to live, with the seafront and Brighton Station all within a 15 -20 minute average walk.

Part glazed front door opening into;

Entrance Hallway

Stripped wooden floorboards, radiator, doors to the through sitting/dining room and kitchen and stairs rising to the upper floors.

Through Sitting/Dining Room

Stripped and polished wooden floor boards, large upvc double glazed bay window to the front with fitted plantation shutters, working fireplace, radiator. Dining area; stripped and polished wooden floor boards, vertical radiator, fitted shelving to either side of the chimney breast and archway through to;

Kitchen/Breakfast Room

Upvc double glazed patio doors opening out to the rear garden, further upvc double glazed window to the rear. Range of fitted base units with working surfaces over, inset stainless steel sink unit with mixer tap over and water filter tap. Space and point for double fridge/freezer, integrated washer/dryer, space and plumbing for dishwasher, 6 gas burner range, space for breakfast table and chairs, vertical radiator. Door to the entrance hallway.

First Floor Landing

Stairs to the second floor and doors to the bathroom and bedrooms one and two.

Family Bathroom

Upvc double glazed window to the rear, and a further upvc window to the side, feature glass brick wall, ladder style towel radiator, enclosed cistern wc, wall hung basin with mixer tap over, lovely bath with wall mounted taps, large walk in shower with glass surround, further radiator, access to small amount of loft space from the loft hatch. Cupboard housing Alpha combination boiler.

Bedroom Two

Stripped and polished wooden floor boards, large upvc double glazed bay window to the front with fitted plantation shutters. fitted shelving either side of the chimney breast, radiator.

Bedroom Three

Upvc double glazed window to the rear, stripped and polished wooden floor boards, radiator.

Master Bedroom

Fantastic views across the roof tops to the sea from the bi-folding doors with Juliet balcony and further upvc double glazed window to the rear, electric radiator.

Wc

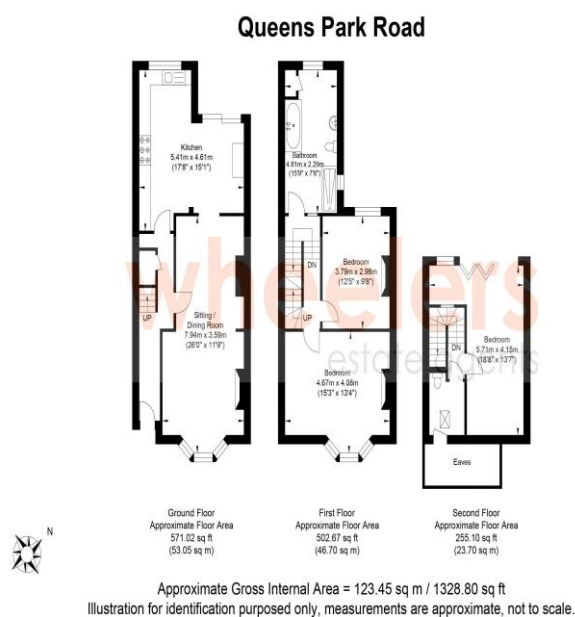
Low level wc and basin and access to eaves storage.

Rear Garden

Measuring approximately 20'5 x 14'12 tiered garden enjoying a south westerly aspect with artificial grass and feature glass balustrade and enclosed by walled boundaries.

Council Tax Band D.

Parking Zone C (currently no waiting list).



Energy performance certificate (EPC)

181, Queens Park Road BRIGHTON BN2 9ZA	Energy rating D	Valid until: 28 November 2025
		Certificate number: 8497-3934-0029-6827-6953

Property type	Mid-terrace house
Total floor area	122 square metres

Rules on letting this property

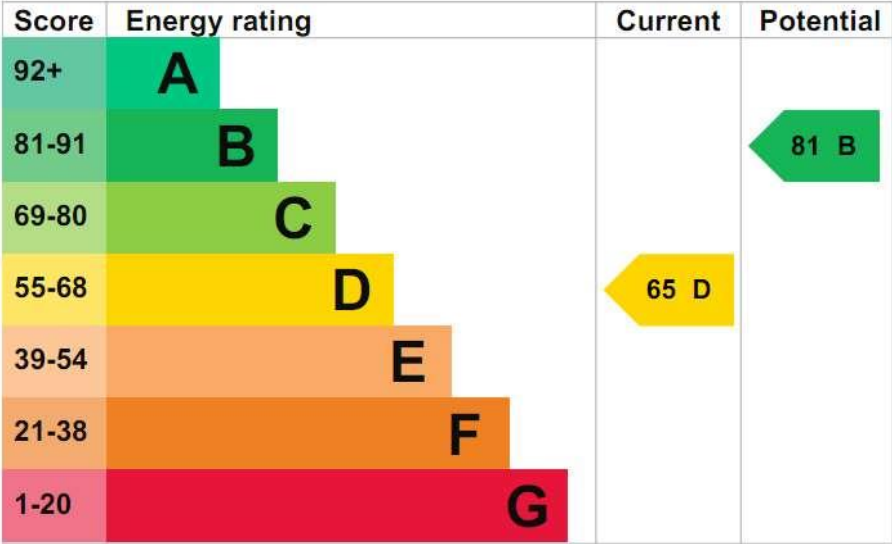
Properties can be let if they have an energy rating from A to E.

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.](#)



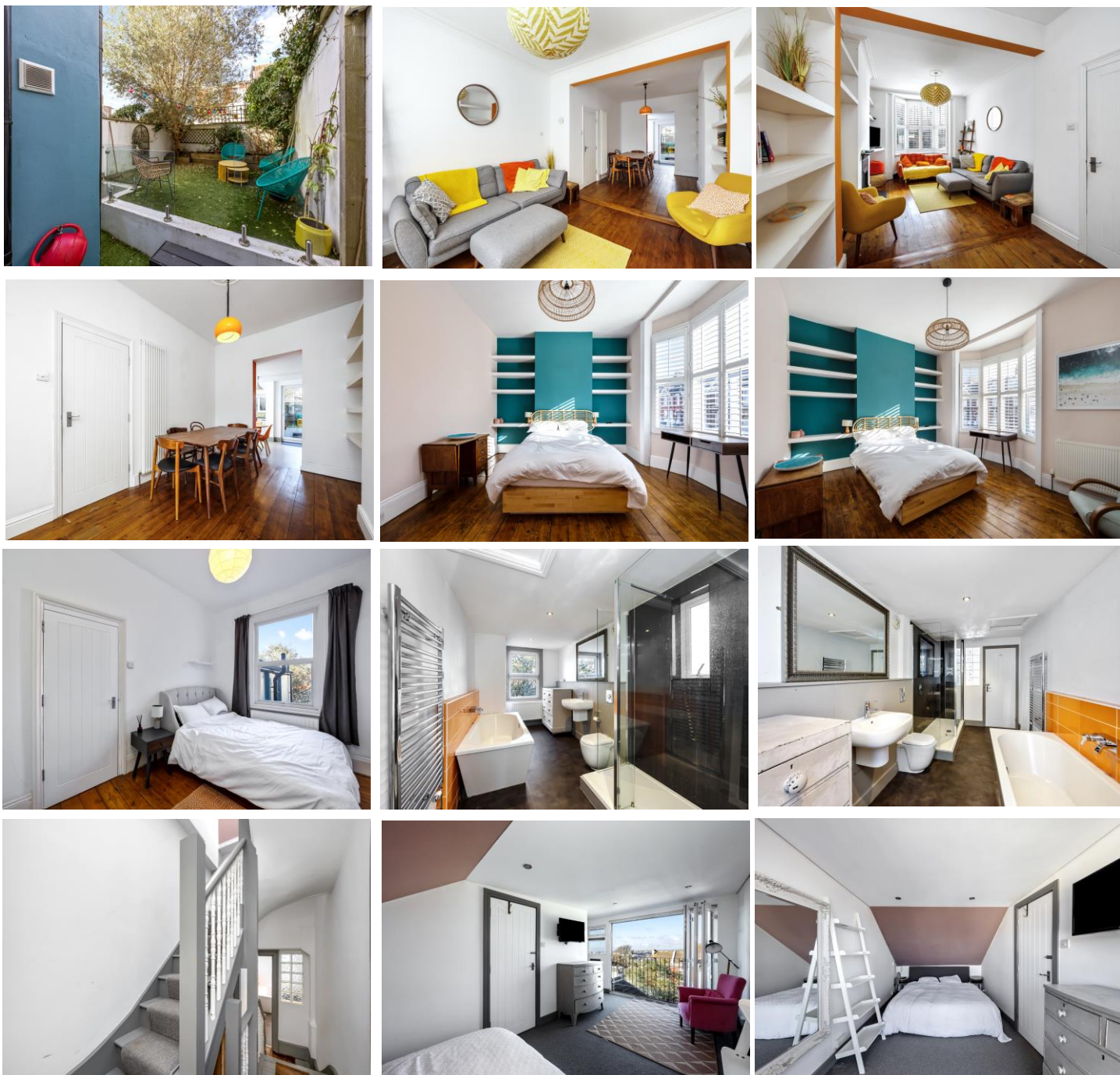
The graph shows this property's current and potential energy rating.

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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