



**59 Queens Park Rise**  
Brighton, BN2 9ZF

**£679,950**  
Freehold

WEA01355

- Very close to St Luke's School in desired Queens Park
- End of terrace
- Off street parking
- 3 Double bedrooms
- Gas central heating and some double glazing
- Westerly facing garden
- No chain
- 2 Reception rooms
- Side access
- Some character features

**\*\* VERY CLOSE TO ST LUKE'S SCHOOL. END OF TERRACE. OFF STREET PARKING. 3 BEDROOMS \*\*** (Viewings start from SATURDAY 26th APRIL 2025). Queens Park is considered one of the best locations in Brighton. It has one of the prettiest parks and one of the best schools in Brighton, St Lukes's School. This home has St Luke's School at the end of the road. Located on the corner of Freshfield Street and Queens Park Rise, this home is set back from the road and has something that most houses in the area do not have, an off street parking space and side access. There are 3 double bedrooms, a large kitchen/breakfast room, with French doors to the West facing garden, 2 reception rooms and potential to extend, like others in the road have, subject to the usual planning regulations required. Some character features, such as fireplaces and exposed wooden flooring. Cellar storage. Parking Zone C, no waiting list at present. (EPC Rating 49 E). 101 Square meters internally, (not including the cellar storage area, that has restrictive height) NO CHAIN.

Front door opening into;

### Entrance Hallway

Stripped wooden floors, stairs rising to the upper floor, stairs leading down to the kitchen. Under stairs storage cupboard with access to cellar storage (crawl space).

### Sitting Room

Stripped and polished wooden floors, two upvc double glazed windows to the front with fitted plantation shutters, working fireplace with tiled hearth, fitted shelving and storage to either side of the chimney breast, radiator.

### Dining Room

Stripped and polished wooden floors, upvc double glazed window to the rear with fitted plantation shutters, radiator.

### Kitchen/Breakfast Room

Two upvc double glazed windows overlooking the side garden, range of fitted wall and base units with work surfaces over with inset sink and drainer unit. Range cooker with extractor hood over, space and point for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, radiator, upvc double glazed French doors opening out to the rear garden.

Returning to the entrance hallway, stairs rise to the first floor half landing, doors to bedroom three and the bathroom and further stairs to the first floor landing.

### Bedroom Three

Upvc double glazed window overlooking the rear garden with fitted plantation shutters, radiator.

### Bathroom

Fully tiled walls and floor, opaque upvc double glazed window to the side, wall mounted towel radiator. White suite comprising bath with shower over, wc and wall hung hand basin.

### First Floor Landing

Access to loft space, doors to bedrooms two and one.

### Master Bedroom

Upvc double glazed windows to the front with fitted plantation shutters, feature fireplace, fitted wardrobes to either side of the chimney breast, radiator.

### Bedroom Two

Upvc double glazed window to the rear with fitted plantation shutters, radiator.

### Rear Garden

Great size patio garden, enjoying a westerly aspect and enclosed by wall and fence boundaries and measuring approximately 19' x 12'4". Raised beds and fitted seating area, perfect for entertaining. Further patio garden to the side of the house with shed, measuring approximately 20' x 105 and with gated access onto Freshfield Street.

To the front of the property is a driveway providing off road parking and gates.

Queens Park Rise



Approximate Gross Internal Area = 135.34 sq m / 1457.55 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| 59, Queens Park Rise<br>BRIGHTON<br>BN2 9ZF | Energy rating<br><b>E</b> | Valid until: <b>16 August 2028</b>                  |
|   |                           | Certificate number: <b>8648-7928-1750-4063-8996</b> |

|                  |                   |
|------------------|-------------------|
| Property type    | end-terrace house |
| Total floor area | 101 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 E. 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

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | 75 <b>C</b> |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      | 49 <b>E</b> |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |



**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**  
**wheelersestateagents.co.uk**  
**info@wheelersestateagents.co.uk**