



19 Queens Park Terrace
Brighton, BN2 9YA

£950,000
Freehold

UWS1212

- Exceptionally Large Garden
- Accommodation Spanning 172 Square Meters/1,854 Square Feet
- Four Double Bedroom
- Dressing Room
- Family Bathroom & Shower Room
- Utility Room & Ground Floor wc
- St Luke's School Catchment Area
- Highly Desirable Queen's Park Location
- 24'9 x 19'8 Sitting/Dining Room With Bi-Folding Doors
- 19'6 x 10'1 Kitchen/Breakfast Room With Bi-Folding Doors

**** AN ABSOLUTE GEM OF A HOUSE. A HUGE GARDEN FOR THE AREA. OUTSTANDING CONDITION AND SPACE.** Without question this is one of the best houses we have marketed for some time. It is an exceptional family house that is much bigger than most houses on the terrace, as the house and garden spans outwards left and right the further you go in and on into the garden. This home is beautifully designed with the emphasis on the flow from the inside of the house out to the large patio and onto the large lawned garden which backs onto St Luke's School. Generously proportioned accommodation spans 172 square meters/1,854 square feet and is set out over three floors with plenty of natural light and views across the rear garden from three of the four bedrooms. Both the sitting/dining room and kitchen/breakfast room provide access to the patio and garden via bi-folding doors. The master bedroom has a dressing room which could easily be turned into a further en-suite if required. This house must be viewed to appreciate. EPC Rating D (62). Parking Zone C.

Front door opening into;

Reception Hall

Period style radiator, two large storage cupboards, under stairs storage cupboard, stairs rising to the upper floors, door into the kitchen/breakfast room and door into the sitting/dining room.

Sitting/Dining Room

Box bay sash window to the front, three period style radiators, bi-folding doors opening out onto the rear patio, ample space for sitting and dining room furniture.

Kitchen/Breakfast Room

Bi-folding doors overlooking and opening out onto the rear garden, ladder style radiator. Fitted kitchen with a generous range of fitted wall and base units with work surfaces over, inset stainless steel sink unit, integrated dishwasher, integrated fridge and freezer, five ring gas hob, extractor hood, eye level oven and grill. Upvc double glazed window overlooking the rear garden. Door opening into;

Utility Room

Space and plumbing for washing machine, space and point for tumble dryer, Velux window and door into;

Ground Floor Wc

Low level wc, hand basin, radiator and Velux window.

Returning to the entrance hallway, stairs rise to;

First Floor Landing

Doors to bedrooms, one, two and three and the family bathroom, period style radiator, sash window to the front and stairs to the top floor.

Bedroom

Sash window to the rear overlooking the rear garden, period style radiator, access to loft space (not boarded).

Bedroom

Sash window to the rear overlooking the rear garden, period style radiator.

Bathroom

Opaque sash windows to the side, suite comprising bath with shower over, wc and vanity unit with hand basin, ladder style towel radiator, tiled floor and part tiled walls.

Bedroom

Box bay sash window to the front, period style radiator, door into;

Dressing Room

Great size dressing room with sash window overlooking the rear garden, period style radiator.

Returning to the landing, stairs rise to the top floor landing with Velux window and doors to the shower room and bedroom.

Bedroom

Upvc double glazed window to the rear, period style radiator, eaves storage either side and additional storage cupboard.

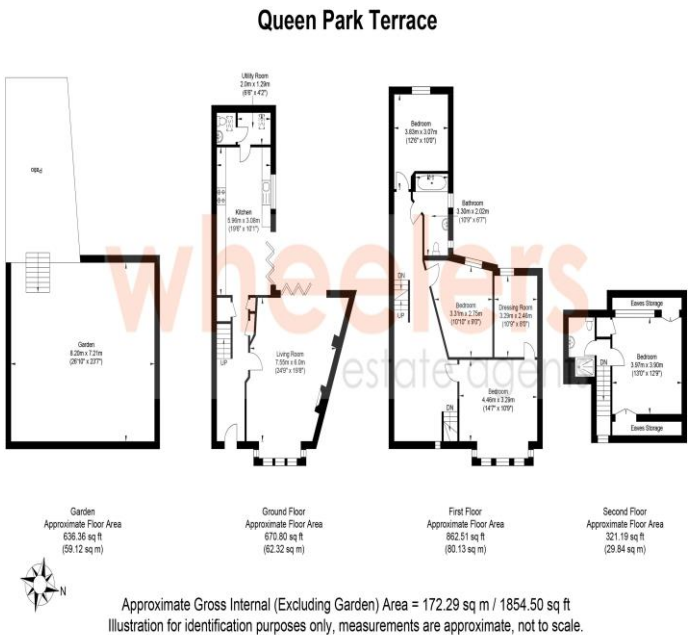
En-suite

Tiled shower cubicle, low level wc, hand basin, radiator, opaque Velux window.

Rear Garden

This garden must be viewed to appreciate the size. Accessed via Bi-folding doors from either the sitting room or kitchen onto the patio area with raised planted borders and seating areas. Steps lead up the lawned area with walled and fenced boundaries..

Tenure; Freehold
Council Tax Band; Band E



Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

19 Queens Park Terrace BRIGHTON BN2 9YA	Energy rating D	Valid until:	6 November 2033
		Certificate number:	2871-0431-3811-4117-1316

Property type	Mid-terrace house
Total floor area	166 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.](#)



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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