



6 Queens Park Rise
Brighton, BN2 9ZF

£775,000
Freehold

UWS1230

- Sought After Queen's Park Location
- Box Bay Sitting Room With Working Fireplace
- Dining Room With Access To Rear Garden
- 19' Kitchen/Breakfast Room With Parquet Flooring
- Newly Installed Upvc Double Glazed Sash Windows
- 134 Square Meters/1,447 Square Feet
- Ground Floor Wc
- Four Bedrooms
- Family Bathroom
- 50' Rear Garden

****FOUR-BEDROOM FAMILY HOME. 50FT GARDEN. SOUGHT-AFTER QUEEN'S PARK**** Set in one of Queen's Park's most sought locations within close proximity to the outstanding St Luke's School, this beautifully presented four-bedroom home blends space, period character, and a wonderfully calm atmosphere. Extending to 1,447 sq ft (134 sq m) across three floors, the property offers versatile accommodation for both family living and modern working life. The light-filled box-bay sitting room with open fireplace flows into a dining room with direct access to the garden. A spacious 19'10" kitchen/breakfast room featuring an Aga Rayburn and parquet flooring also opens onto the garden, creating a seamless indoor-outdoor connection. Upstairs, the first floor provides three well-proportioned bedrooms and a family bathroom, while the top floor is dedicated to a generous master bedroom (22'8" x 15'1") with far-reaching rooftop views stretching to the sea. The 50ft rear garden enjoys over 12 hours of sunlight in summer, offering an idyllic setting for outdoor dining, gatherings, or simply unwinding. There is ample on-street parking with Zone C extending right the way down to the seafront. The current owners say that it is an exceptionally quiet setting outside of school hours, making it ideal for relaxation or working from home. Increasingly popular with professionals, this property is also well-suited to a remote-working couple or family. Queen's Park Rise is within close proximity to the green open spaces of Queen's Park itself – perfect for children, dog walking, or an early morning run. With its unique combination of space, tranquillity, and location, this is a home designed for both modern family life and professional living. EPC Rating C (69).

Front door opening into;

Entrance Hallway

Doors to the sitting room, dining room, and kitchen, under stairs storage, and stairs to the upper floors.

Sitting Room 13' 5" x 11' 4" (4.10m x 3.45m)

Upvc double glazed sash windows to the front, radiator, open and working fireplace, fitted shelving to either side of the chimney breast, stripped and polished wooden floors, ornate ceiling coving, doors opening onto the dining room.

Dining Room 11' 0" x 9' 1" (3.35m x 2.76m)

Stripped and polished wooden floors, radiator, glazed door to the rear garden.

Kitchen/Breakfast Room 19' 8" x 9' 10" (5.99m x 3.0m)

Two windows to the side, radiator, range of fitted base units with work surfaces over with inset sink and drainer unit, inset induction hob, Aga space and plumbing for dishwasher, space and plumbing for washing machine, space and point for under counter fridge, larder. Door to the ground floor wc, upvc double glazed French doors leading out to the rear garden, original parquet flooring.

Ground Floor Wc

Window to the side, low level wc, hand basin.

First Floor Landing

Doors to three bedrooms and the bathroom and further stairs to the top floor.

Bedroom 14' 1" x 9' 10" (4.30m x 2.99m)

Upvc double glazed sash window to the rear, radiator.

Bathroom

Opaque upvc double glazed window to the side, bath with shower over, hand basin and low level wc, period style radiator.

Bedroom 11' 1" x 9' 3" (3.37m x 2.82m)

Upvc double glazed sash window to the rear, radiator, cast iron fireplace.

Bedroom 15' 1" x 13' 0" (4.61m x 3.97m)

Upvc double glazed box bay sash window to the front with additional upvc double glazed sash window to the front, radiator, cast iron fireplace, built-in storage cupboards and shelving to either side of the chimney breast, stripped and polished wooden floors.

Top Floor Landing

Velux window, door into top floor bedroom.

Bedroom 22' 8" x 15' 1" (6.92m x 4.61m)

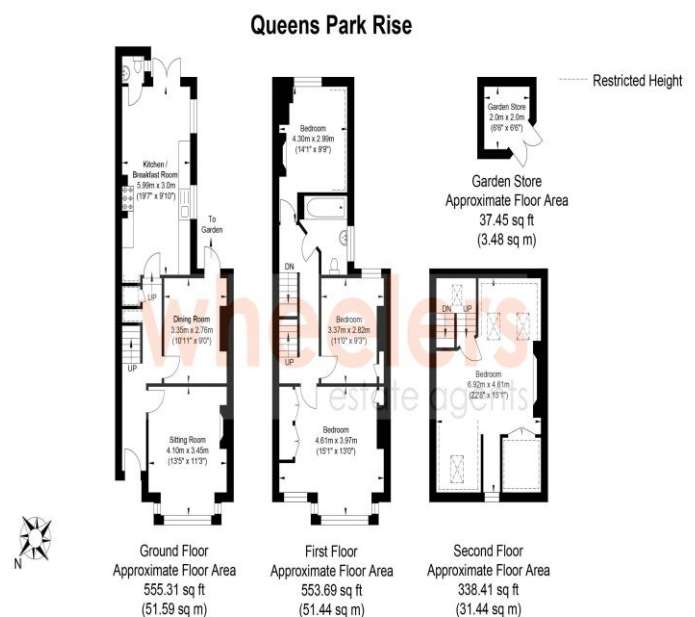
Two Velux windows to the rear, Velux window to the front, sash window to the front with roof top views to the sea in the distance, large built-in storage cupboard, radiator, cast iron fireplace.

Rear Garden 50' 0" x 16' 0" (15.23m x 4.87m)

Fantastic south east facing garden enclosed by walled and fenced boundaries with patio area, lawned area with garden store and plenty of space for entertaining.

Tenure; Freehold

Council Tax; Band D



Approximate Gross Internal Area (Excluding Garden Store) = 134.47 sq m / 1447.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

6 Queens Park Rise
BRIGHTON
BN2 9ZF

Energy rating

C

Valid until:

8 September 2035

Certificate number:

0370-2475-0510-2405-6465

Property type

Mid-terrace house

Total floor area

132 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 C. 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+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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