



2 Queens Park Loft Queens Park Road

Brighton, BN2 OGL

£375,000

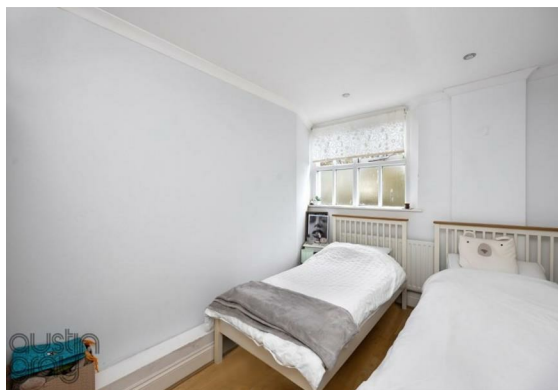


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A spacious, two bedroom, two bathroom maisonette in the heart of the popular Queens Park District of Brighton.

Queen Park Lofts, Queens Park Road was previously a church built in the 1890's having been converted to provide residential and work accommodation. Queens Park, The Level and the bustling City Centre are all within easy walking distance. KempTown Village and the seafront are both within walking distance. There are excellent local shops, pubs in the local area and Brighton mainline station is in Queen's Road providing north-bound commuter links with London/the City.

- Two Bedroom Loft Apartment over Two Floors
- Open Plan Living and Kitchen / Diner
- Two Bathrooms / W.C.
- Lease 105 years remaining
- Ground rent £80 pa
- Service charges £721.83 half yearly
- Council tax band C
- EPC rating D
- NO ONWARD CHAIN
- Sole Agents





Through the communal hallway the flats front door opens into the entrance hall where, a useful storage cupboard, two, double, bedrooms and two bathrooms are to be found, one with an en-suite. An open tread wooden stairs lead up to the spacious, light open plan kitchen, living and dining area. The kitchen is well equipped and provides a sociable space for entertaining and relaxing. With the architectural high ceilings and beams retained and Velux windows to the front an abundance of natural light floods the living area.

Internal viewing highly recommended.



QUEENS PARK ROAD

GROUND FLOOR

Approximate Floor Area
412.47 sq ft
(38.32 sq m)

Approximate Gross Internal Area = 73.60 sq m / 792.22 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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FIRST FLOOR

Approximate Floor Area
379.75 sq ft
(35.28 sq m)

Approximate Gross Internal Area = 73.60 sq m / 792.22 sq ft
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Area Map

Energy Efficiency Graph

