130 Queens Park Road
Brighton, BN2 0GG

Guide Price
£700,000
Freehold

UWS1249

- **No Chain**
- **Versatile Accommodation Over Three Floors**
- **147 Square Meters/1,584 Square Feet**
- **Many Original Features**
- **Upvc Double Glazing**
- **Three/Four Bedrooms**
- **One/Two Reception Rooms**
- **Kitchen & Utility Room**
- **Gas Central Heating**
- **17' x 15 South East Facing Garden**

** NO CHAIN. LOTS OF ORIGINAL CHARACTER FEATURES. VERSATILE ACCOMMODATION, WITH THE LOWER GROUND FLOOR MAKING THE PERFECT SPACE FOR HOME AND INCOME OR FAMILY MEMBER. Packed with original character features and offering exceptionally versatile. Accommodation, this beautiful home must be viewed to be fully appreciated. Arranged over three floors and measuring approximately 147 sq m / 1,584 sq ft, the property offers flexible living options to suit a variety of needs. The lower ground floor is particularly well-suited for use as a self-contained space, making it ideal for home and income, multi-generational living, or accommodating a family member with independence. There is further potential to convert the loft, subject to the usual consents, allowing the creation of an even larger family home if desired. Alternatively, the current layout lends itself perfectly to a main residence with an income opportunity, without compromising privacy or comfort. Ideally located for families, the property sits within easy reach of Queen's Park itself, St Luke's and Elm Grove Schools, making it an excellent long-term home in a sought-after area. Parking Zone C (currently no waiting list). EPC Rating C (73).

Wooden front door with attractive stained glass opening into;

Entrance Vestibule
Tiled floor, stained glass door into;

Entrance Hallway
Stripped wooden floorboards, radiator, dado rail, ceiling coving, stairs rising to the first floor, door to the sitting room, door to the kitchen.

Sitting Room *15' 7" x 13' 0" (4.74m x 3.95m)*
Upvc double glazed bay window to the front, high ceilings, stripped wooden floorboards, radiator, fireplace with tiled hearth, fitted cupboards and shelves to either side of the chimney breast, ornate ceiling coving, ceiling rose.

Kitchen *13' 1" x 10' 9" (4.0m x 3.28m)*
Upvc double glazed window to the rear, high ceilings with ceiling coving, feature fireplace with tiled hearth, fitted cupboard to one side. Good range of fitted wall and base units with work surfaces over, inset sink unit, inset gas hob, extractor hood over. Fitted electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, space and point for fridge/freezer. Radiator, stripped wooden floorboards.

Separate Wc
Stained glass window to the side, wc, stripped wooden floorboards.

Bathroom *9' 11" x 6' 6" (3.03m x 1.99m)*
Upvc double glazed sash window to the rear, radiator, part tiled walls, stripped wooden floorboards. White suite with hand basin, bath with shower over, cupboard housing tumble dryer, further fitted storage cupboard.

Returning to the entrance hallway, stairs lead up to the half landing, upvc double glazed door opening onto;

Roof Terrace *8' 7" x 7' 4" (2.61m x 2.23m)*
Roof terrace with a south easterly aspect.

First Floor Landing
Built-in storage cupboard, loft hatch, doors to bedrooms one and two.

Bedroom *17' 2" x 15' 7" (5.24m x 4.76m)*
Upvc double glazed sash bay window to the front, additional upvc double glazed sash window, feature fireplace, fitted wardrobe to one side, ceiling coving, high ceilings, radiator, stripped wooden floorboards.

Bedroom *13' 7" x 11' 0" (4.13m x 3.36m)*
Upvc double glazed sash window to the side, feature fireplace, fitted cupboard housing "Ideal" combination boiler, radiator, stripped wooden floorboards, fitted cupboard to one side of the chimney breast.

Returning to the entrance hallway; stairs lead down to the;

Lower Ground Floor Entrance Hallway
Under stairs storage, doors to the utility room, and reception/bedrooms, upvc double glazed door to the lower patio.

Reception or Bedroom *15' 7" x 13' 0" (4.74m x 3.95m)*
Upvc double glazed sash bay window to the front, feature fireplace, ceiling coving, radiator, double doors opening into the next room.

Reception Room/Bedroom *13' 5" x 10' 9" (4.08m x 3.27m)*
Upvc double glazed window leading out to the rear garden, radiator.

Utility Room *9' 8" x 8' 2" (2.94m x 2.49m)*
Upvc double glazed door to the rear garden, fitted sink unit with space and plumbing for washing machine. Fitted range of units. Door into;

Shower Room
Two upvc double glazed windows to the rear, wc, hand basin and shower.
Rear Garden *17' 3" x 15' 8" (5.25m x 4.77m)*
Enjoying a south easterly aspect and enclosed walled garden.

Tenure; Freehold
Council Tax; Band D

Approximate Gross Internal Area (Excluding Store / Terrace) = 147.22 sq m / 1584.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

DynamicPDF Rasterizer v2.0 evaluation. (www.DynamicPDF.com)

Energy performance certificate (EPC)

130 Queens Park Road BRIGHTON BN2 0GG	Energy rating **C**	Valid until:	**2 February 2036**
		Certificate number:	**0370-2387-6520-2606-2841**

Property type	Mid-terrace house
Total floor area	144 square metres

Rules on letting this property

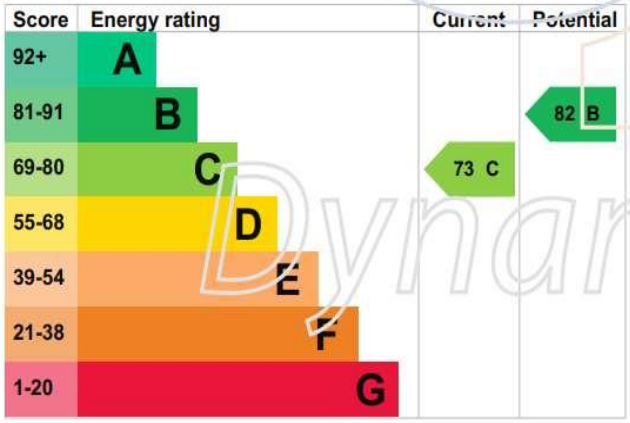
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is C. 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

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