



Queens Park Road, BN2

£650,000

ASTON
VAUGHAN

INTRODUCING

Queens Park Road, BN2

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms |
1283 Sq Ft / 119 Sq M |

- Impressive open-plan kitchen and living space
- Newly refurbished throughout
- Arranged over four storeys
- Close to Brighton town centre and rail links
- Sunny west-facing patio garden.
- Chain free sale

Situated in a highly sought-after Brighton location, this substantial four-storey Victorian terraced house offers an exceptional opportunity for buyers seeking space, character, and modern comfort.

The ground floor welcomes you with two versatile reception rooms, ideal for both formal entertaining and relaxed family living with period features, bay window and fireplace.

The lower ground floor is an open plan kitchen and dining area which forms the heart of the home — a bright, sociable space perfect for cooking and gathering.

The kitchen is thoughtfully designed with integrated appliances, contemporary finishes, and LED lighting throughout, creating a sleek, energy-efficient environment opening to the west-facing garden that provides a private outdoor retreat, ideal for al fresco dining, entertaining, or simply enjoying the sunshine.





Across the upper floors are four well-proportioned bedrooms with period features and a modern loft, offering flexible accommodation for families, guests, or home offices.

The property also benefits from two modern shower rooms, a Megaflow ensures constant hot water all to a high quality finish.

One of the home's standout features is the elevated outlook from the upper floors, with far-reaching views across the South Downs – a rare and valuable addition that enhances everyday living.

Perfectly positioned in one of Brighton's most desirable neighbourhoods, the property enjoys easy access to local amenities, independent shops, cafés, and restaurants.

Brighton city centre, the seafront, and the mainline train station are all within easy reach, making this an excellent choice for commuters and those who enjoy city living.





Good to Know

Hanover and Queens Park are particularly popular with families and professionals, known for their strong community feel, colourful terraced streets, acclaimed pubs, excellent schools, and superb hilltop views.

Just moments away is Kemp Town Village, offering delicatessens, cafés, restaurants, and boutique shopping. The beach is close by while Sea Lanes outdoor swimming pool and Soho House Brighton at the beach are both within walking distance.

The property is also conveniently located near the Amex Business Centre, Law Courts, Royal Sussex County Hospital, theatres, museums, and the vibrant North Laine shopping district.

Education

Primary Schools:

- St Luke's Primary
- Elm Grove Primary

Secondary Schools:

- Varndean
- Dorothy Stringer
- Cardinal Newman RC

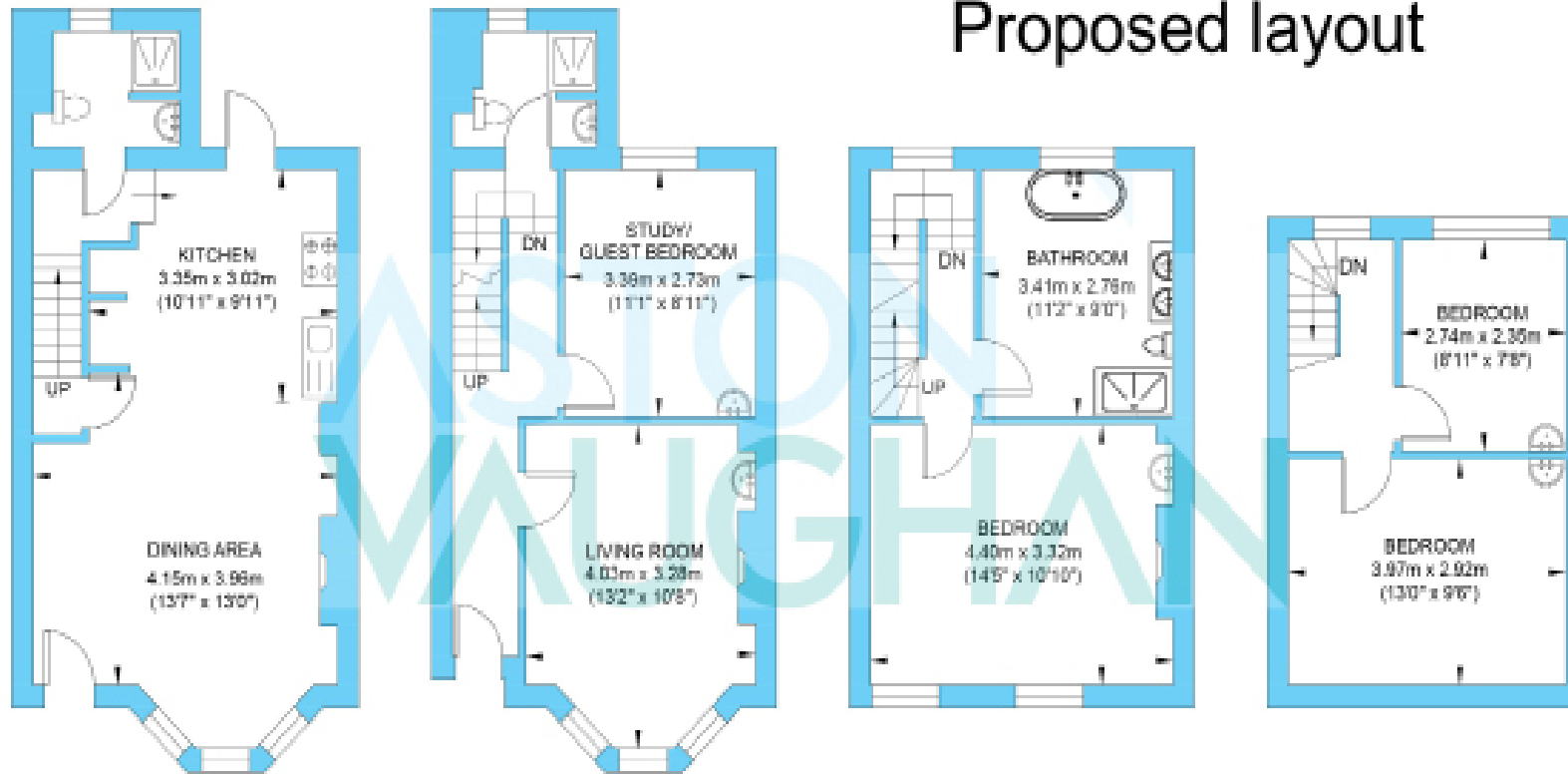
Independent Schools:

- Brighton College
- Roedean

Early viewing is highly recommended to fully appreciate the space, views, and potential of this exceptional Brighton home.



Proposed layout



The vendor is offering a cost option to convert the rear bedroom to a family bathroom, details on request .

Lower Ground Floor
Approximate Floor Area
367.91 sq ft
(34.18 sq m)

Ground Floor
Approximate Floor Area
358.22 sq ft
(33.28 sq m)

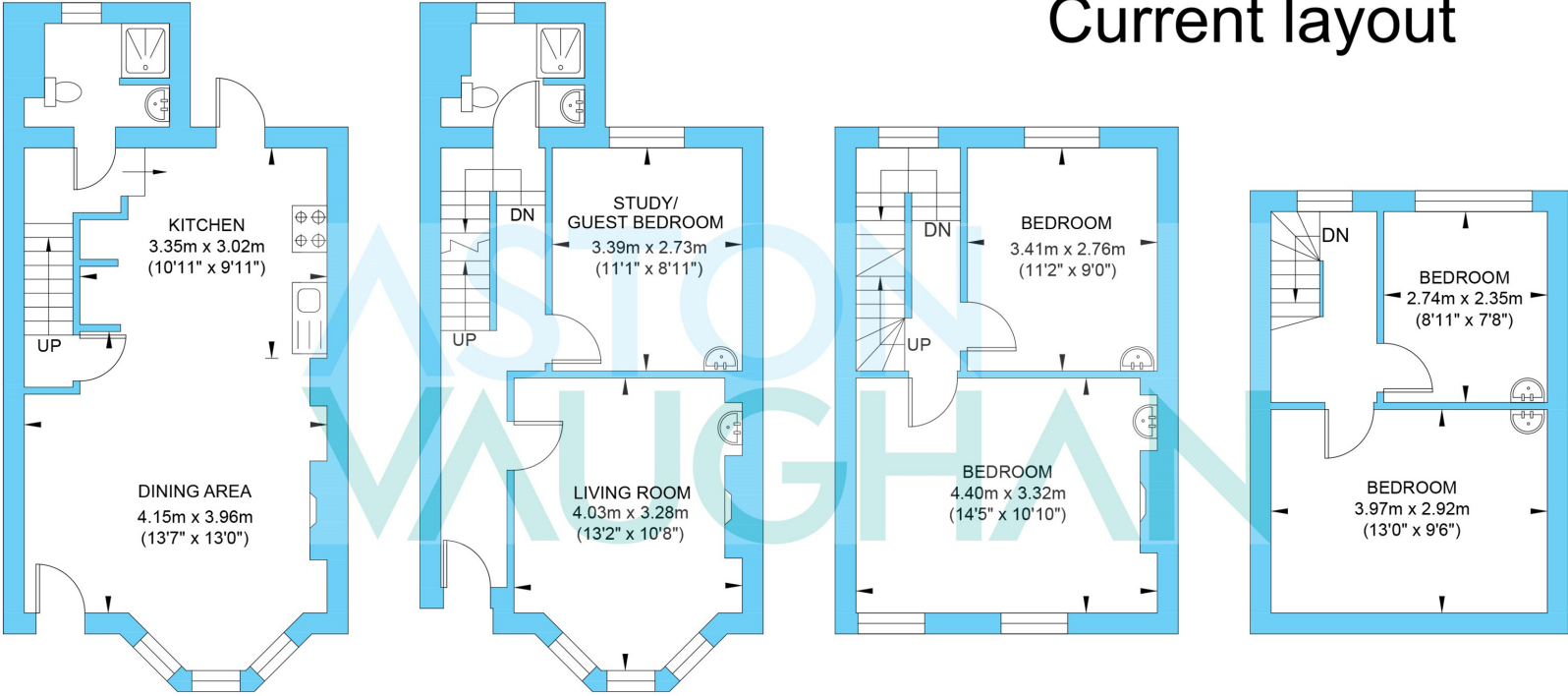
Second Floor
Approximate Floor Area
311.07 sq ft
(28.90 sq m)

Third Floor
Approximate Floor Area
246.17 sq ft
(22.87 sq m)

Approximate Gross Internal Area = 119.23 sq m / 1283.37 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Current layout



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 (34.18 sq m)

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