



Queens Park Road BN2

£950,000 - £975,000

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INTRODUCING

Queens Park Road, BN2

Combining Victorian elegance with contemporary fittings and modern technology, this highly versatile home offers exceptional flexibility for both families and professionals. Arranged over four generous floors, the property features five double bedrooms, two beautifully appointed reception rooms and three bathrooms, creating a substantial living space that can be configured either as one impressive residence or as two self-contained apartments, depending on the needs of the new owner.

Thoughtfully enhanced with smart heating and lighting systems—including air-to-air heating and cooling in all bedrooms—the house provides comfort and efficiency throughout the seasons, ensuring a welcoming environment all year round.

The lower ground floor is currently arranged as a self-contained apartment and successfully operated as a holiday let, complete with a smart coded entry system. This offers excellent potential for additional income, guest accommodation, or independent living for extended family members.

Outside, a southeasterly walled garden provides a sheltered retreat, while the elevated first-floor roof terrace is bathed in natural light with sea views across the green and leafy vista of gardens below. On-street permit parking is readily available with no waiting list, and the property is ideally positioned within easy walking distance of the seafront, Kemptown and central Brighton. Set within a vibrant community and close to excellent schools and transport links, this is a home that will appeal to a wide range of buyers.

Attractive on approach, the house showcases the classic architectural features of the Victorian era, elegantly highlighted in white against a soft lavender blue. Set back from the road with a raised ground floor, natural light filters beautifully through all four floors from the west while energy efficient double glazing ensures the property is peaceful within.

Two separate entrances are accessed from the front of the building, including steps leading down to the lower level where a smart coded locking system provides secure and flexible access—ideal for holiday let guests, with codes that can be set and changed remotely and timed as required.

Entry via the raised ground floor reveals a striking front door with beautiful stained-glass panels, opening into a generous hallway where original corbels and decorative cornicing have been carefully preserved. The scale of the home is immediately apparent, with high ceilings that continue into the first reception room on the right, enhancing the sense of space and period grandeur.





Ground Floor Reception Room:

With soft grey carpet underfoot and freshly painted buttermilk walls, the sitting room at the front of the house feels both warm and inviting.

The generous proportions allow ample space for comfortable seating, with room for a dining table within the bay window if desired, although the property offers several options for more formal dining elsewhere. Smart home hub technology is discreetly housed here, enabling remote and voice-controlled lighting and heating, available by separate negotiation.

Kitchen:

Conveniently positioned alongside the sitting room, the kitchen/breakfast room has been thoughtfully designed to balance style and practicality. Sleek, handleless cabinetry in a soft cashmere gloss provides ample storage, complemented by space for freestanding appliances, including a gas cooker, American-style fridge freezer, dishwasher and washing machine—all of which are available by separate negotiation.

Marbled laminate worktops offer generous preparation space, while the sink is perfectly placed beneath a double-glazed sash window, framing the first of many far-reaching views across neighbouring gardens towards the coast—making even everyday tasks a pleasure. There is ample room for a dining table or breakfast bar seating, and for more sociable occasions, adjustable under-cabinet lighting allows you to tailor the ambience.

Roof Terrace:

Carpeted stairs rise to the first-floor landing, where a glazed door draws natural light through the stairwell and opens onto the roof terrace—where the views truly come into their own. Stylish industrial metal balustrades provide a secure and contemporary finish, while offering ample space to sit out with a morning coffee or evening glass of wine.

From this elevated vantage point, glimpses of the sea serve as a constant reminder of the home's proximity to the coast, while to one side the elegant domed silhouette of Brighton's iconic Pepper Pot stands out against the skyline. With a southerly aspect, the terrace enjoys sunlight throughout the day, creating an ideal setting for both potted plants and relaxation.



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First Floor Bedrooms & Bathroom:

Arranged in the classic proportions of a Victorian townhouse, the first-floor hosts two generous double bedrooms, mirroring the scale below, with a wide bay window to the front and far-reaching views to the rear. Both rooms comfortably accommodate king-size beds alongside freestanding furnishings, while retaining a wealth of period detail, including decorative cornicing, picture rails, wall panelling and original skirting. Discreetly positioned close to the ceiling line, the air-source cooling and heating systems ensure these rooms offer perfect comfort, whatever the time of year.

The principal bathroom on this floor is bright and well-appointed, finished with a contemporary touch. A backlit, steam-free mirror sits alongside a high-specification Toto Japanese toilet, offering heated seating, integrated washing and deodorising features. Marbled shower panels are paired with concrete-grey floor tiles, and a spacious walk-in rainfall shower completes the room with a sleek, modern finish.

Second Floor Principal Suite:

Occupying the uppermost floor, the principal bedroom suite is thoughtfully arranged within the loft, where a full-width dormer and French doors open onto a Juliet balcony, inviting in the fresh coastal air during the warmer months. From this elevated vantage point, you can wake to far-reaching sea views and ever-changing sunrise skies, or enjoy quiet evenings beneath the large Velux window, perfect for stargazing. Generous in scale yet wonderfully tranquil, this room offers a private retreat from the rhythm of daily life.

The en suite shower room, finished in a classic white scheme, remains fully functional and presents an excellent opportunity for enhancement, allowing incoming owners to tailor the space to their own style and specification.

Garden:

French doors open onto a tranquil private garden that becomes a natural extension of the lower ground floor living space during the warmer months. Generous for a townhouse so close to the city centre, it offers ample room for alfresco dining and relaxed entertaining, while original brick-and-flint walls and mature planting create a surprising sense of seclusion for a terraced setting. Fully enclosed and thoughtfully designed, it is both pet- and child-friendly, as well as low maintenance—ideal for modern living.



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Tenure:

Currently, the property is arranged as two titles: a Freehold for the main house and a Leasehold for the lower ground floor apartment (both owned by the current vendor). It can therefore be sold as two separate entities if required. Alternatively, the owner is open to restructuring the tenure—either by merging the titles into a single Freehold or by converting the arrangement to a Share of Freehold between the two units. Please speak with the agent for further details and to discuss the options available.

Lower Floor Two Bedroom Apartment:

Accessed via the front lower patio, the private entrance opens—via keypad, key fob or smartphone—into a long hallway with stairs rising to the upper floor and a second bedroom. Wood flooring continues into the central living space, where French doors draw natural light through from the garden beyond, creating a bright and welcoming atmosphere despite its lower-ground position.

The sitting area features a limestone fireplace (currently not in use and requiring inspection before lighting), with ample space for both relaxation and entertaining. The adjoining open-plan kitchen is efficiently designed with streamlined cabinetry, an integrated oven and induction hob, and space for additional freestanding appliances, available by separate negotiation.

To the front, the principal bedroom is impressively spacious, with a wide bay window enhancing the sense of light and proportion. A second double bedroom, positioned to up the stairs and to the rear, enjoys a quieter outlook over the garden and benefits from dual-aspect, timber-framed sash windows. These rooms are served by a contemporary shower room on the lower level, complete with a steam-free illuminated mirror and a generous rainfall shower. Once again, these rooms benefit from both central heating and air-to air cooling systems for year round comfort.

A newly installed gas fire, set within a striking black slate mantelpiece, provides a handsome focal point while remaining in keeping with the home's Victorian character—perfect for cosy winter evenings.





Education:

Primary: St Lukes Primary, Elm Grove Primary

Secondary: Dorothy Stringer and Varndean, Cardinal Newman RC

Sixth Form College: BHASVIC, Newman College, Varndean College

Private: Brighton College, Lancing Prep., Brighton Girls School

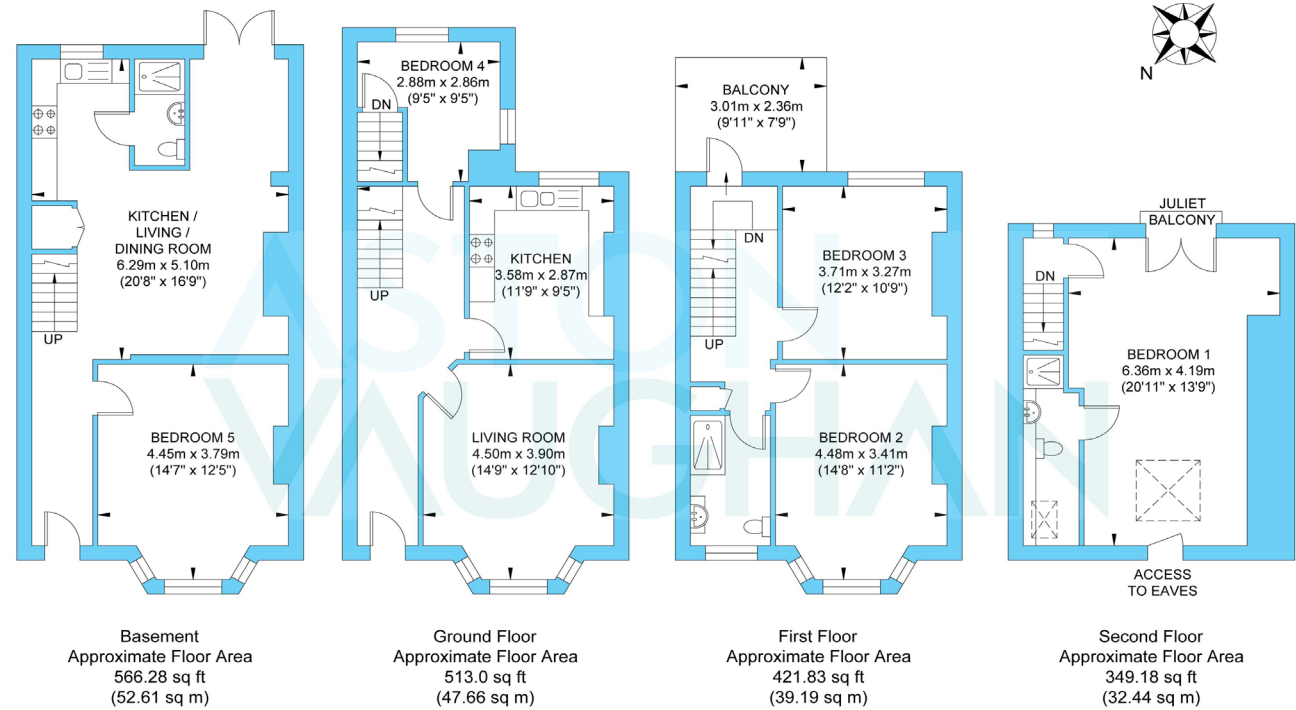
Location Guide:

Hanover and Queens Park are among Brighton's most sought-after neighbourhoods, popular with both families and professionals alike. They offer a unique blend of community spirit, colourful terraced streets, renowned foodie pubs and far-reaching hilltop views, all within easy reach of excellent schools, Brighton Station and the city centre.

Just moments from the property, the relaxed charm of Kemp Town Village provides an eclectic mix of delicatessens, cafés and restaurants, alongside independent boutiques and vintage shops. The beach is close at hand and tends to be quieter to the east of the pier, while the open-air pool at Sea Lanes Brighton is enjoyed year-round. Members' club Soho House Brighton Beach House has also opened within walking distance, adding to the area's appeal.

The property is conveniently located for key employment hubs including the Amex Business Centre, the Law Courts and the Royal Sussex County Hospital, as well as Brighton's historic centre, where theatres, museums and the bohemian North Laine shopping district await.

Queen's Park Road



Approximate Gross Internal Area = 171.90 sq m / 1850.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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