



Queens Park Road, Brighton, BN2 0GH

welcome to

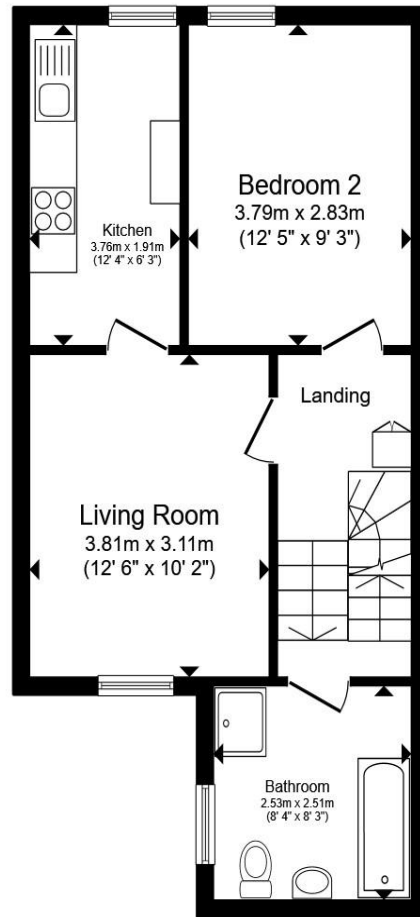
Queens Park Road, Brighton

A beautifully presented two double bedroom maisonette arranged over the second and top floors of a period building in the sought-after Queens Park area of Brighton. This attractive home would make an ideal first-time purchase, investment opportunity or Brighton pied-à-terre.

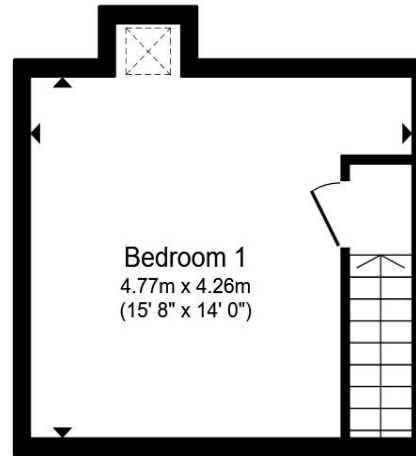




Ground Floor



First Floor



Second Floor

Total floor area 67.1 m² (722 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



A beautifully presented and deceptively spacious two double bedroom second floor maisonette, ideally situated in the ever-popular Queens Park area of Brighton.

Arranged over the upper floors of a period building, this bright and well-maintained home offers approximately 722 sq. ft. of versatile living accommodation. The property features a generous living room, separate fitted kitchen, contemporary family bathroom and two well-proportioned double bedrooms, including an impressive principal bedroom occupying the entire top floor with skylights that flood the room with natural light.

The accommodation is presented in excellent decorative order throughout, with neutral décor and spacious rooms creating a light and airy feel. The second bedroom provides a comfortable guest room, home office or additional bedroom space, whilst the modern bathroom is fitted with a white suite.

Queens Park Road is conveniently located for Brighton city centre, the seafront and Brighton Mainline Station, whilst the green open spaces of Queen's Park are just moments away. A wide range of local shops, cafés and amenities can also be found nearby.

Further benefits include resident permit parking and a desirable location within one of Brighton's most sought-after neighbourhoods.

welcome to

Queens Park Road, Brighton

- Guide Price £300,000 - £325,000
- Two double bedrooms
- Principal bedroom occupying the top floor
- Approximately 722 sq. ft. (67.1 sq. m.)
- Well presented throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 830.00

Ground Rent: 150.00

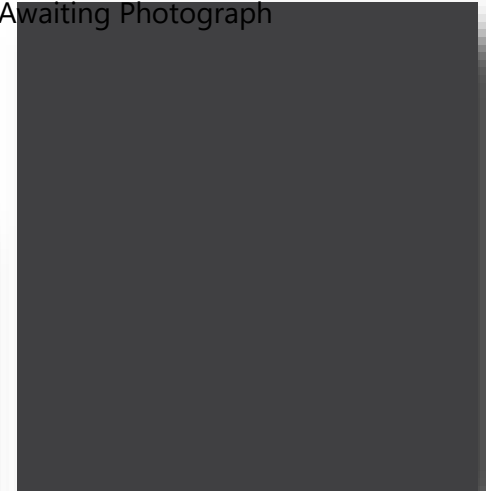
This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

check out more properties at fox-and-sons.co.uk



Property Ref:

KET108539 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01273 688148



kemptown@fox-and-sons.co.uk



9-10 Bristol Road, BRIGHTON, East Sussex, BN2 1AP



fox-and-sons.co.uk