

Upper Park Place, Brighton

East Sussex

Guide Price £700,000 – £725,000



## Parks View, Upper Park Place

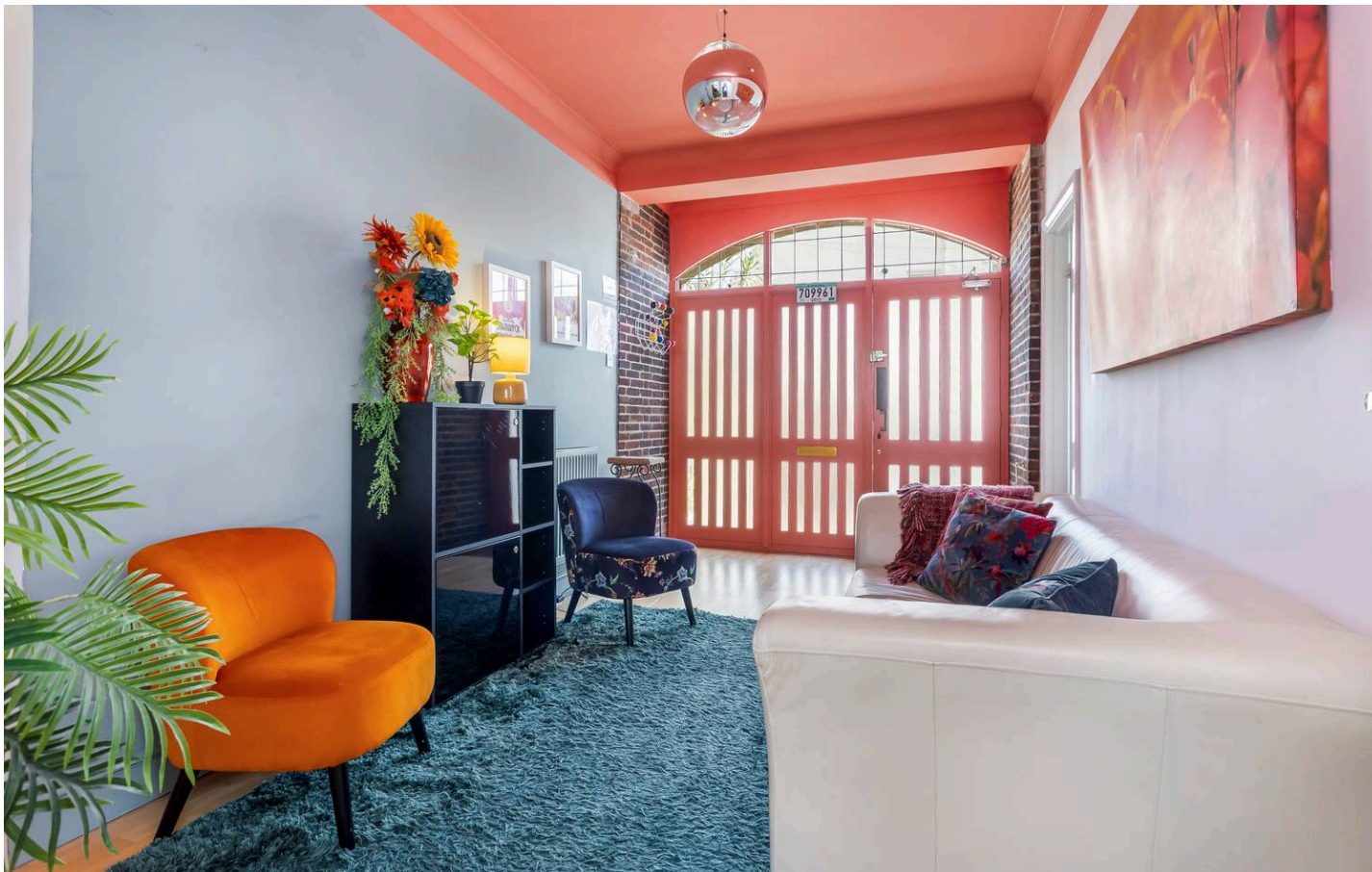
Excellent located within walking distance of Queen's Park and the popular neighbourhood of Kemptown, a well-appointed FIVE BEDROOM, THREE BATHROOM END OF TERRACE THREE STOREY HOUSE with a patio GARDEN, HOT TUB and ALLOCATED PARKING. Sold with NO ONWARD CHAIN.

Arranged over multiple levels, this substantial end-of-terrace home has been thoughtfully designed and is beautifully presented throughout. Rich in character, it combines generous proportions with a vibrant contemporary aesthetic, creating a welcoming atmosphere and flexible accommodation.

Designed with both entertaining and everyday living in mind, the heart of the home is the impressive open-plan lower ground floor. A striking living, dining and kitchen space with versatile seating and dining zones flows seamlessly through two sets of French doors onto a sunny, landscaped patio garden, creating an exceptional indoor-outdoor lifestyle. The contemporary kitchen is fully fitted with integrated appliances and extensive workspace, making it equally suited to entertaining on a large scale or daily family use.

A modern reception room with a high ceiling on the ground floor welcomes you upon entering, leading to five well-proportioned bedrooms on the ground and first floors, including a principal bedroom with en-suite facilities. The accommodation is complemented by a further bathroom and an additional shower room.





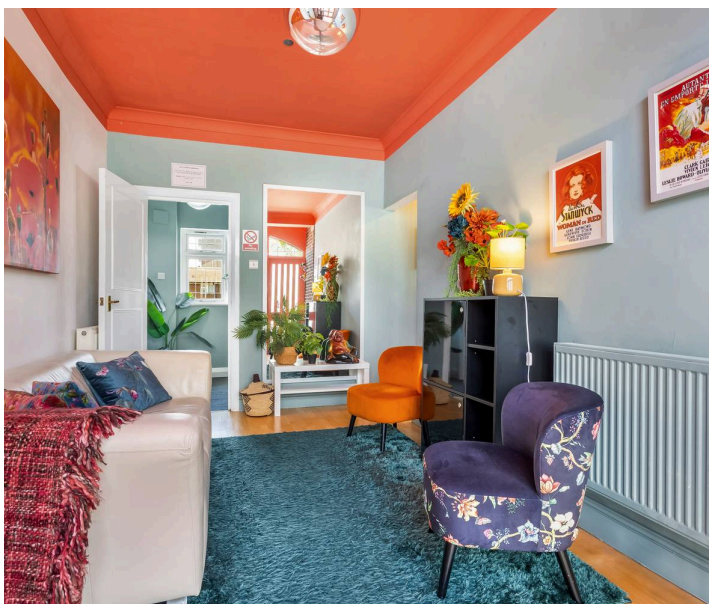
Outside, the patio garden provides ample space for al fresco dining, relaxing and entertaining, including a hot tub for year-round use. The property also benefits from an allocated parking space and a balcony to the front. Currently operating as a part-time holiday let through Airbnb, providing an attractive supplementary income stream for the owner. It offers excellent potential for those looking to expand the existing holiday letting business or utilise the property as a full-time holiday rental.

**The Local Area** Upper Park Place enjoys an enviable position close to Queen's Park, one of Brighton's most cherished green spaces. With its ornamental lake, tennis courts, children's playground, café and mature landscaping, the park provides a wonderful extension of the living space on your doorstep. Kemptown Village is within easy reach and offers an eclectic mix of independent cafés, restaurants, pubs and artisan shops, while Brighton seafront and the city centre are easily accessible on foot, by bicycle or via regular bus services. The nearby streets of Hanover enjoy a vibrant community with a lively, creative feel and an excellent choice of local pubs, many of which serve great food and host live music.

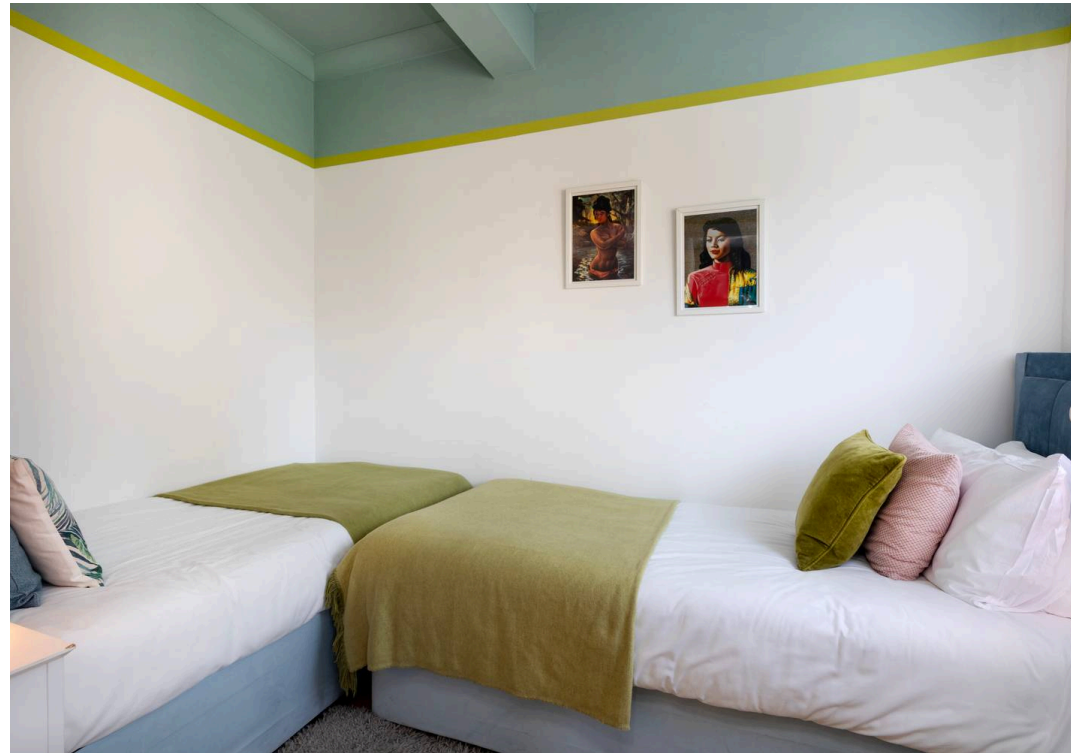
Upper Park Place is located in parking zone C. The council tax band is E, currently charged at £3,152.65 for 2026/27.

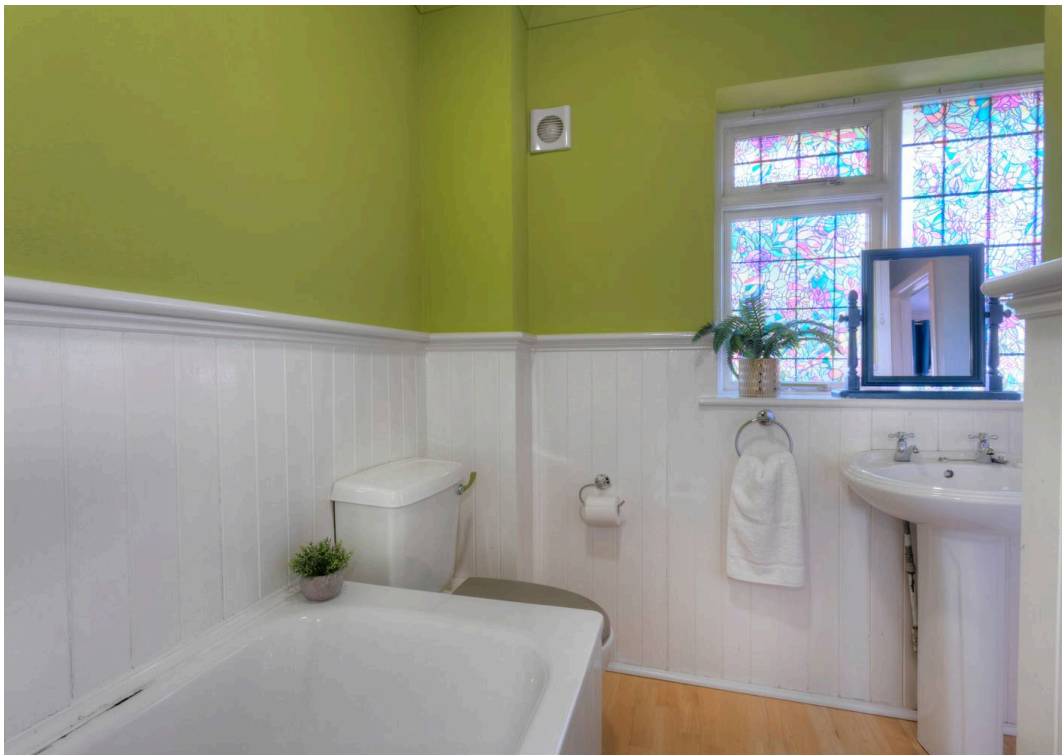
EPC rating - C Council Tax - E Parking - C

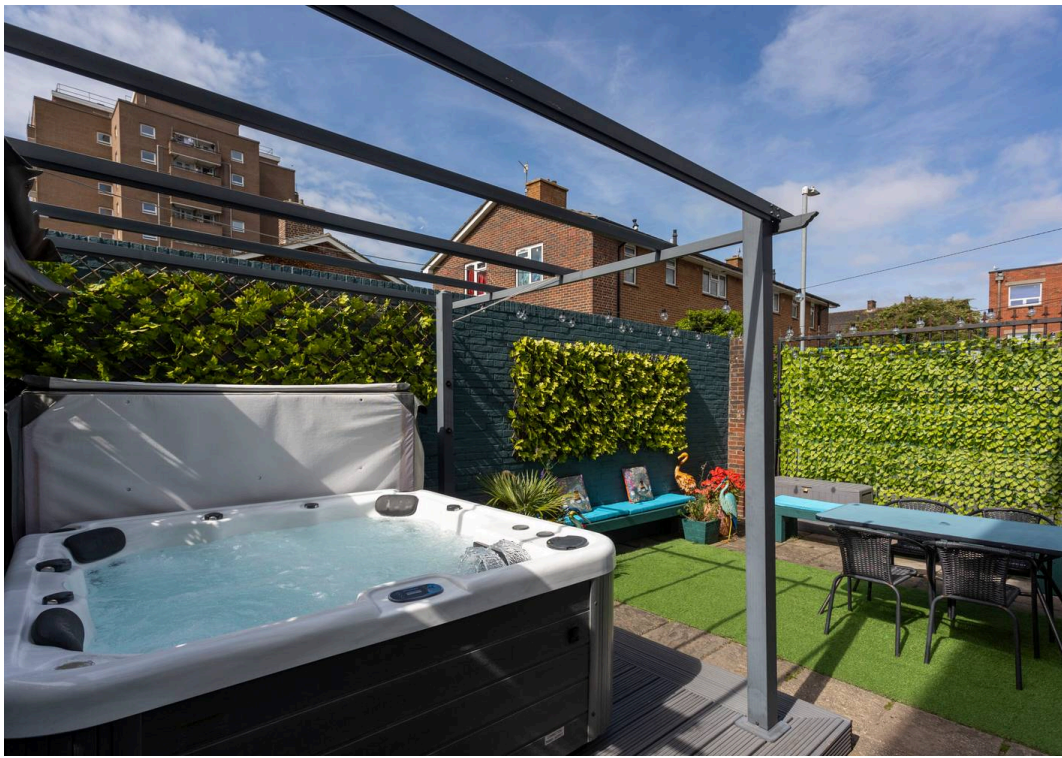
Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website. Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by. This information has been provided by the seller. Please obtain verification via your legal representative.









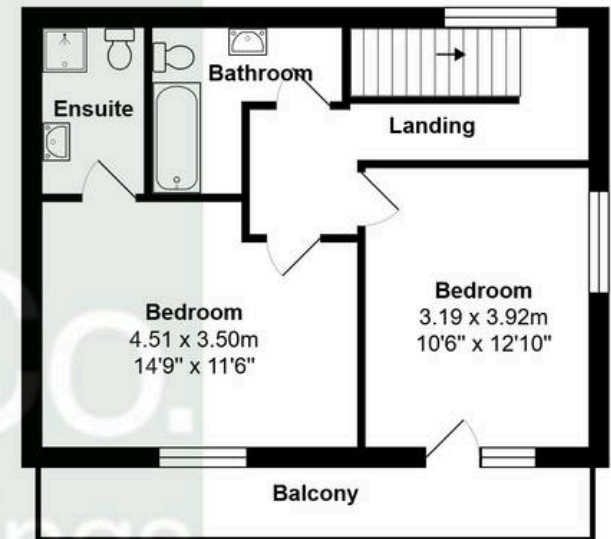




Lower Ground Floor



Ground Floor



First Floor

**Total Area: 156.2 m<sup>2</sup> ... 1681 ft<sup>2</sup> (excluding balcony)**

All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.