



36 Queens Park Terrace
Brighton, BN2 9YA

Guide Price £900,000
Freehold

UWS1282

- **Guide Price £900,000 - £925,000**
- **Four Bedrooms**
- **Sitting/Dining Room**
- **19' x 16' Extended Kitchen/Breakfast Room**
- **Family Bathroom & En-Suite Shower Room**
- **Backing onto St Luke's School**
- **Internal Viewing Strongly Recommended**
- **142 Square Meters/1,530 Square Feet**
- **Stylishly Presented Throughout**
- **Period Features**

GUIDE PRICE £900,000 - £925,000. An exceptional four-bedroom, two-bathroom terraced home, situated on the highly sought-after, tree-lined Queens Park Terrace. Beautifully combining contemporary living with an abundance of retained period features, this impressive family home is arranged over three floors and extends to approximately 142 sq m (1,530 sq ft). The ground floor features a spacious sitting and dining room, complete with stripped and polished wooden floorboards and a charming working fireplace, creating a warm and inviting living space. At the heart of the home is a stunning 19' x 16' kitchen/breakfast room. Flooded with natural light from rooflights and a large picture window overlooking the rear garden, this superb space also benefits from sliding doors opening directly onto the garden. Finished to a high standard, it offers underfloor heating, extensive cupboard and drawer storage, and a sociable breakfast bar, making it ideal for both everyday family life and entertaining. A convenient ground-floor WC completes this level. The first floor comprises three well-proportioned bedrooms, each featuring attractive period fireplaces, together with a stylish contemporary family bathroom incorporating a dedicated utility area for a washing machine and tumble dryer. Occupying the entire top floor, the master bedroom suite provides a peaceful retreat with excellent built-in storage and a modern en-suite shower room. To the rear, the property enjoys a beautifully arranged garden enclosed by both wall and fence boundaries. A tiled patio provides the perfect space for outdoor dining, with steps leading to an area of low-maintenance artificial lawn and a further decked seating area. The garden enjoys a desirable backdrop onto the highly regarded St Luke's School. This outstanding home offers a rare combination of character, space, and modern convenience in one of the area's most desirable residential locations.

Entrance Hallway

Stripped and polished wooden floorboards, stairs rising to the upper floors, door to the sitting/dining room, radiator.

Sitting Room 13' 0" x 12' 6" (3.95m x 3.81m)

Upvc double glazed box bay window to the front, radiator, stripped and polished wooden floorboards, working fireplace, archway through to;

Dining Room 10' 11" x 10' 11" (3.33m x 3.33m)

Stripped and polished wooden floor boards, feature fireplace, period style radiator, step up into kitchen.

Kitchen/Breakfast Room 19' 11" x 16' 6" (6.07m x 5.02m)

Beautifully presented open plan kitchen/breakfast room with sliding doors opening onto the rear garden. Fitted kitchen incorporating space and point for fridge freezer, induction hob, eye level oven and microwave, integrated dishwasher. Under floor heating.

Ground Floor Wc

Wc and hand basin.

Bedroom 13' 1" x 11' 1" (3.98m x 3.39m)

Sash window to the rear, radiator, built-in storage cupboard, feature cast iron fireplace.

Bathroom 8' 3" x 7' 8" (2.52m x 2.33m)

Two windows to the side, bath with shower over, wc, hand basin and period style towel radiator. Space and plumbing for washing machine, space and point for tumble dryer.

Bedroom 10' 11" x 10' 11" (3.32m x 3.32m)

Sash window to the rear, radiator, feature cast iron fireplace.

Bedroom 16' 6" x 13' 1" (5.04m x 3.98m)

Upvc double glazed box bay window to the front, feature window seat with fitted storage drawers, feature fireplace with fitted cupboards to either side, vertical period style radiator, upvc double glazed door to the balcony.

Master Bedroom Suite 12' 8" x 11' 1" (3.85m x 3.38m)

Velux window to the front, fitted wardrobes, eaves storage, radiator, upvc double glazed sash windows to the rear, door into;

En-Suite Shower Room

Velux window to the front, wc, hand basin and fully tiled enclosed shower cubicle.

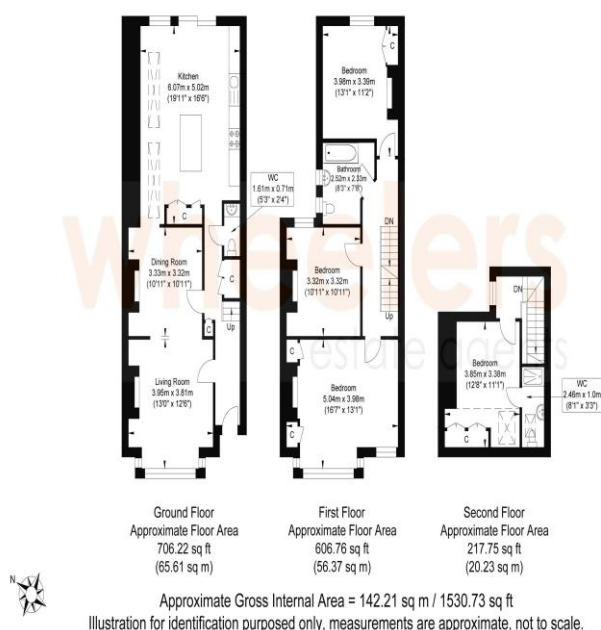
Rear Garden

A beautifully arranged garden enclosed by both wall and fence boundaries. A tiled patio provides the perfect space for outdoor dining, with steps leading to an area of low-maintenance artificial lawn and a further decked seating area.

Tenure; Freehold

Council Tax; Band E

Queens Park Terrace



Energy performance certificate (EPC)

36 Queens Park Terrace
BRIGHTON
BN2 9YA

Energy rating

C

Valid until:

7 June 2036

Certificate number:

2300-8257-0022-5609-3663

Property type

Mid-terrace house

Total floor area

140 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.](#)

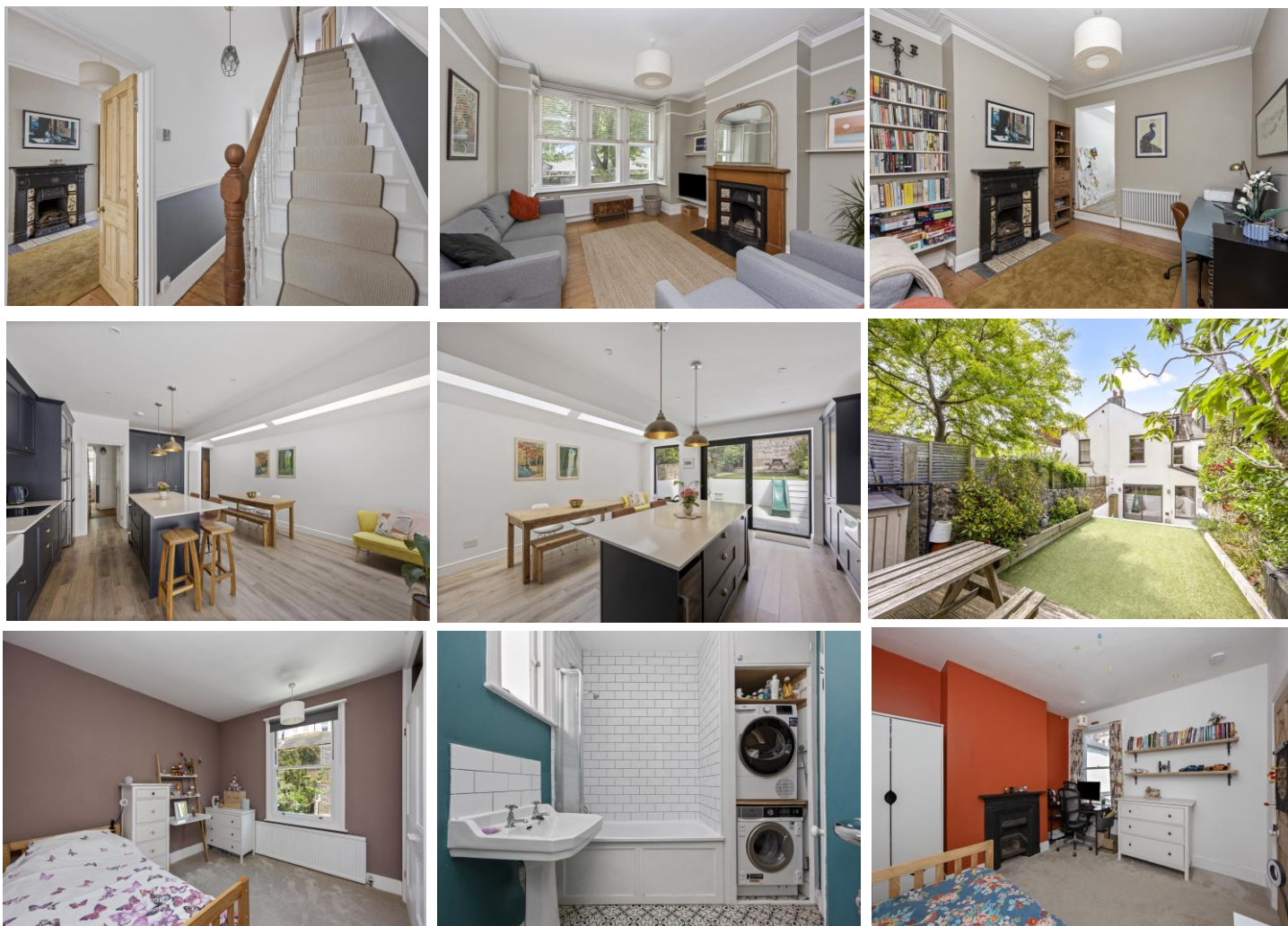
The graph shows this property's current and potential energy rating.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**

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