



Queens Park Road, BN2
Guide Price £300,000 - £350,000

ASTON
VAUGHAN

INTRODUCING

Queens Park Road, BN2

2 Bedroom | 1 Bathroom | 731 sqft

Bright, stylish and beautifully maintained, this attractive two-bedroom apartment occupies the upper floors of a charming Victorian building in a sought-after location just moments from Queen's Park, Brighton College and the vibrant heart of Kemptown. The property successfully combines elegant period proportions with contemporary finishes to create a welcoming and light-filled home.

Accommodation includes a spacious living room, a separate modern kitchen and an impressive top-floor principal bedroom with vaulted ceilings and Velux windows. Perfectly placed for the seafront, local cafés, independent shops, the Royal Pavilion, the Lanes and Brighton Station, it offers an ideal balance of city living and peaceful surroundings.

Set within the upper levels of a well-maintained Victorian building, the apartment enjoys an elevated position that provides both privacy and an abundance of natural light. The communal entrance is smartly presented, and the accommodation has been thoughtfully arranged to maximise both space and functionality.

The living room forms the centrepiece of the home, offering a bright and versatile space with ample room for relaxing and dining. Soft neutral tones and large windows create an inviting atmosphere, allowing daylight to flood the room throughout the day.

The separate kitchen is contemporary in design and fitted with sleek cabinetry, generous worktop space, an integrated oven and hob, together with space for additional appliances. Practical and easy to maintain, it has been designed to suit modern everyday living.







The bathroom is finished in a clean, modern style and features a full-sized bath with a shower above, complemented by quality fittings and a timeless, understated finish.

Occupying the top floor, the principal bedroom is a standout feature of the apartment. Peaceful and generously proportioned, it benefits from attractive sloping ceilings, Velux windows that draw in excellent natural light, and useful built-in storage. The second bedroom is another comfortable double, making it equally suitable as guest accommodation, a home office or an additional bedroom.



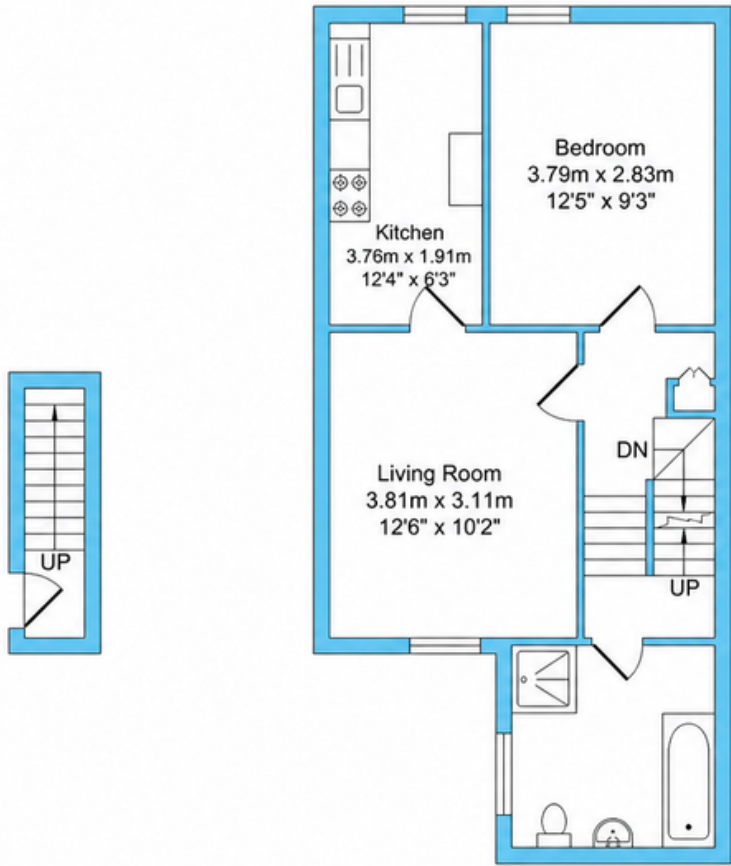


Education:

Primary:
Queen's Park Primary School, St Luke's Primary School
Secondary:
Varndean School, Dorothy Stringer School
Sixth Form:
Varndean College, MET, BHASVIC
Private:
Brighton College, Brighton Girls, Roedean School

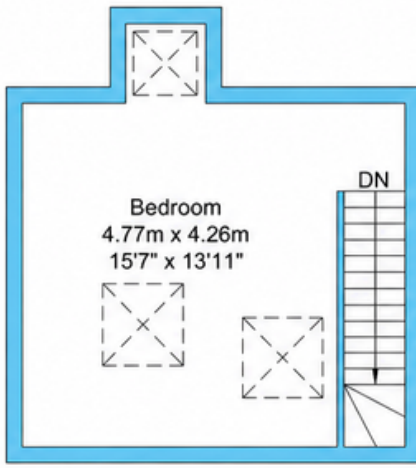
Queen's Park is one of Brighton's most cherished green spaces, with tennis courts, a children's playground, open lawns and a popular café all just a short stroll from the apartment. Nearby Kemptown Village is renowned for its independent shops, cafés and restaurants, while the seafront provides year-round attractions including swimming, beach cafés, yoga facilities and a sauna. The location is also particularly convenient for the Royal Sussex County Hospital, Brighton College, Amex and the city centre. Excellent bus services and straightforward access to Brighton Station provide direct connections to Gatwick Airport and London, making this an exceptionally well-connected place to call home.

This version keeps all of the original information intact while varying the sentence structure, vocabulary and flow so it reads as a freshly written property description rather than a lightly edited copy. If this is for an estate agency listing, it should also feel more natural and polished.



1st Floor
Area: 2.37 m² ... 25.51 ft²

1st Floor
Area: 43.95 m² ... 473.07 ft²



3rd Floor
Area: 21.62 m² ... 232.71 ft²



Approximate Gross Internal Area = 67.94 sq m / 731.29 sq ft