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245 Queens Park Road

Brighton, BN2 9XJ

Offers in excess of £400,000

Located in the heart of one of Brighton's most sought-after neighbourhoods, this charming two-bedroom period home offers an exciting opportunity for buyers looking to create a home tailored to their own style and needs.

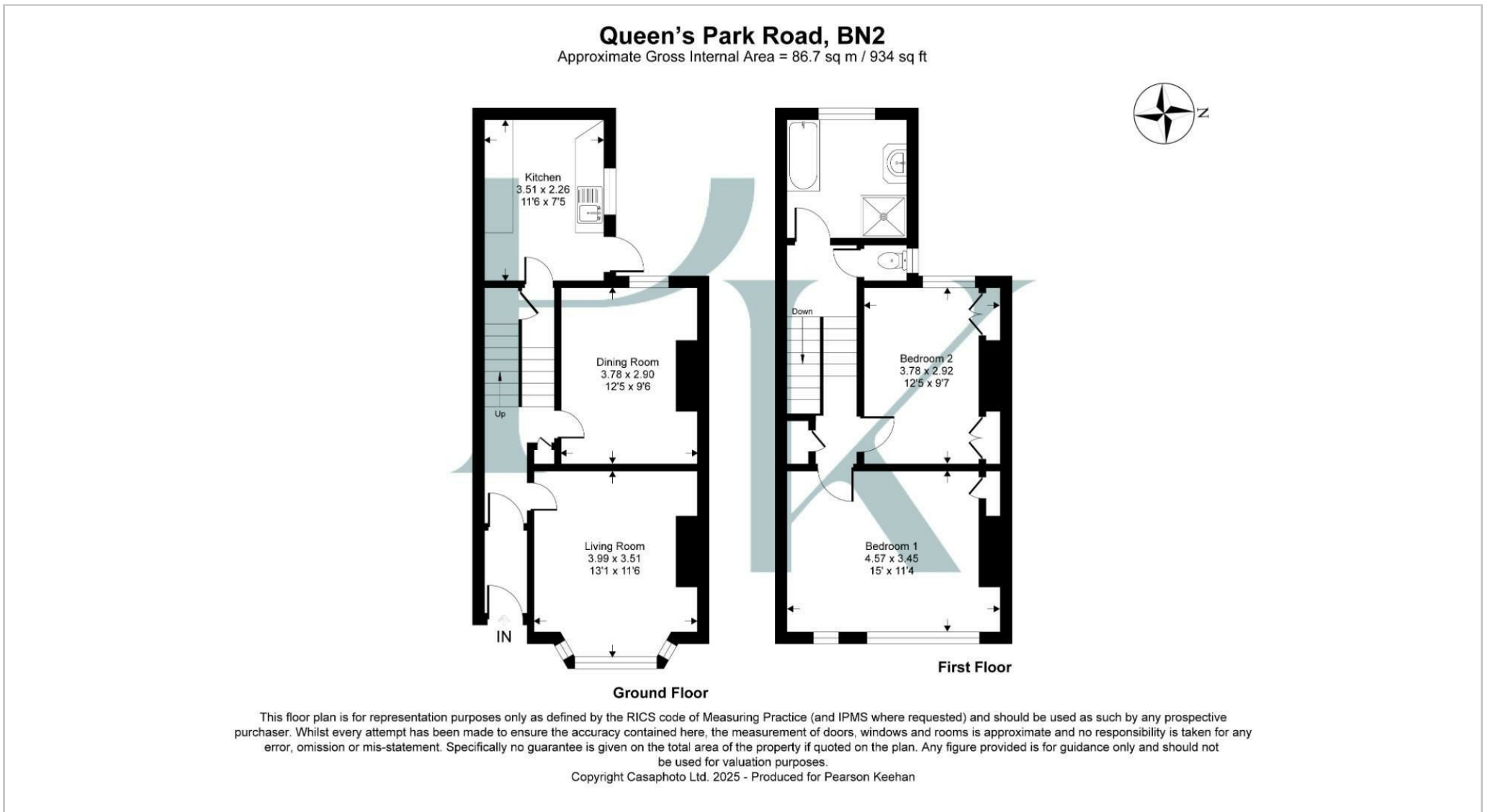
Arranged over two floors, the property retains much of its original character, featuring generous room proportions, high ceilings and large sash-style windows that fill the rooms with natural light. The ground floor includes a bright bay-fronted living room, separate dining area and a kitchen to the rear with access to the courtyard garden. Upstairs, there are two double bedrooms and a spacious family bathroom.

Whilst this house requires some modernisation, the rest of the property has been well-maintained over the years by the owners. There is also excellent potential to extend into the loft (subject to necessary consents), which many neighbouring homes have done successfully, adding a further bedroom and en-suite.

Located on Queens Park Road, the property enjoys close proximity to the popular Queens Park itself — a beautiful green space with a café, pond and playground, ideal for families and dog walkers. The area is well served by local amenities including cafés, independent shops and bus routes providing easy access into the city centre and seafront.

The home falls within catchment for highly regarded local schools including St Luke's Primary, Queen's Park Primary and Brighton College, all within easy reach.

The home is offered for sale with immediate vacant possession and no onward chain.



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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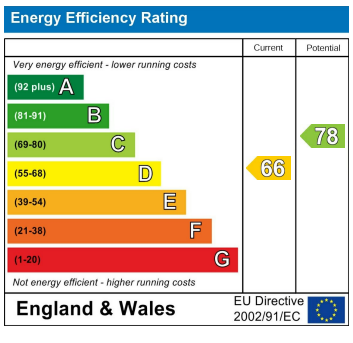

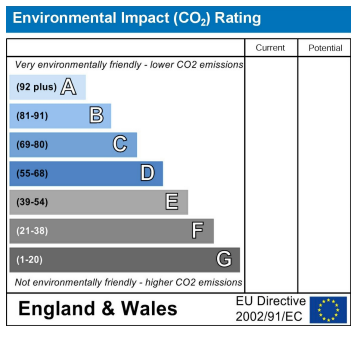

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