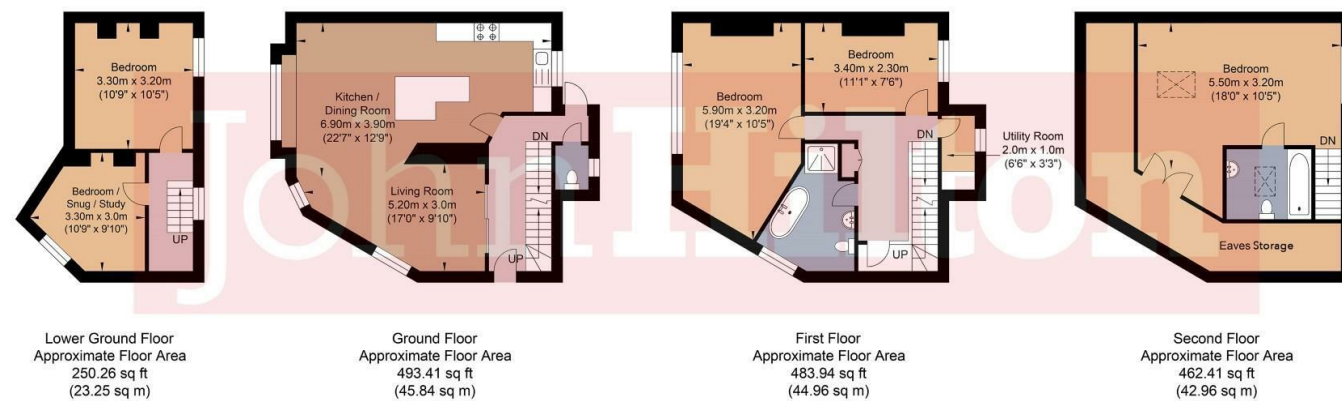


Queens Park Road



Approximate Gross Internal Area = 157.01 sq m / 1690.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1690.04 sq ft

247 Queens Park Road, Brighton, BN2 9XJ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £700,000-£750,000
Freehold



Approach

Front door accessed via Carlyle Street with frontage onto Queens Park Road.

Entrance Hall

Brushed oak laminate flooring with stairs to upper and lower levels. Oak sliding pocket doors lead to open-plan kitchen/dining/living area with door to rear garden.

Ground Floor Cloakroom

Brushed oak laminate flooring, low level WC incorporating eco system, wash basin with tiled splashback, mixer tap and de-misting mirror over with sensor light.

Open-Plan Living/Kitchen/Dining Area

6.90m x 6.90m (22'7" x 22'7")
Overall measurements at widest points.

Living Area

Square bay window incorporating window seat with storage below, two further windows, inset fireplace.

Kitchen/Dining Area

Newly fitted units at eye and base level with stone composite worktops. Central island with composite stone worktop with cupboard, drawers and wine cooler below plus breakfast bar overhang. Inset ceramic sink, brass mixer tap with extendable hose over. Eye-level double oven, induction hob with pan drawers below, inset extractor hood over and tiled splashbacks. Integrated dishwasher and fridge/freezer.

LOWER LEVEL Hallway

Brushed oak laminate flooring.

Bedroom 4/Snug or Study

3.30m x 3.00 (10'9" x 9'10")
Brushed oak laminate flooring.

Bedroom 5

3.30m x 3.20m (10'9" x 10'5")
Brushed oak laminate flooring with window to rear.

FIRST FLOOR Landing

Brushed oak laminate flooring with recessed linen cupboard.

Bedroom 2

5.90m x 3.20m (19'4" x 10'5")
Window to front, newly carpeted.

Bedroom 3

3.40m x 2.30m (11'1" x 7'6")
Window to rear, newly carpeted.

Family Bathroom

Tiled floor, part-tiled walls, oval freestanding bath with black feature tap with hand shower. Shower enclosure with tiled splashbacks, black raised shower head & hand shower on riser. Wash basin with cupboard below incorporating an adjoining low-level WC and de-misting mirror over with sensor lighting. Heated towel rail.

Utility Room

2.00m x 1.00m (6'6" x 3'3")
Brushed oak laminate flooring, composite stone worktop, space and plumbing for washing machine, space for tumble dryer.

SECOND FLOOR

Master Bedroom

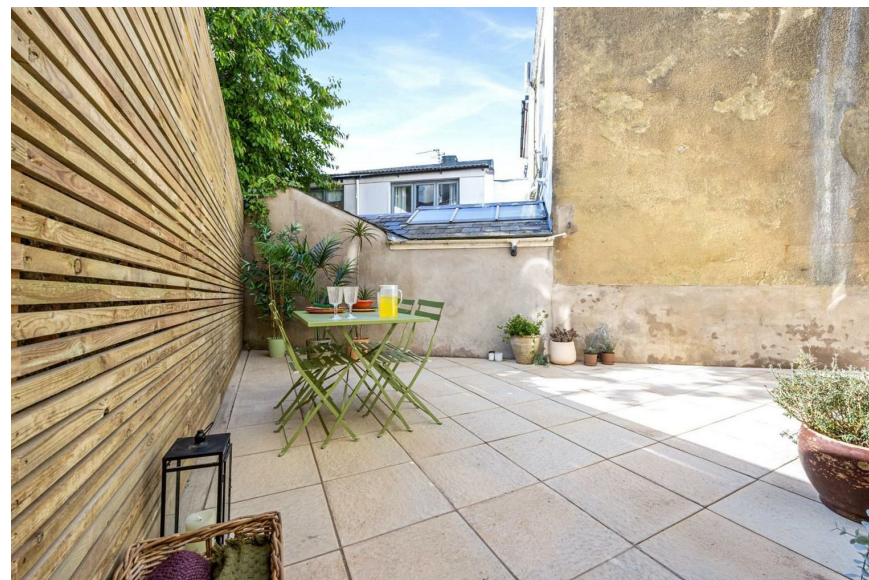
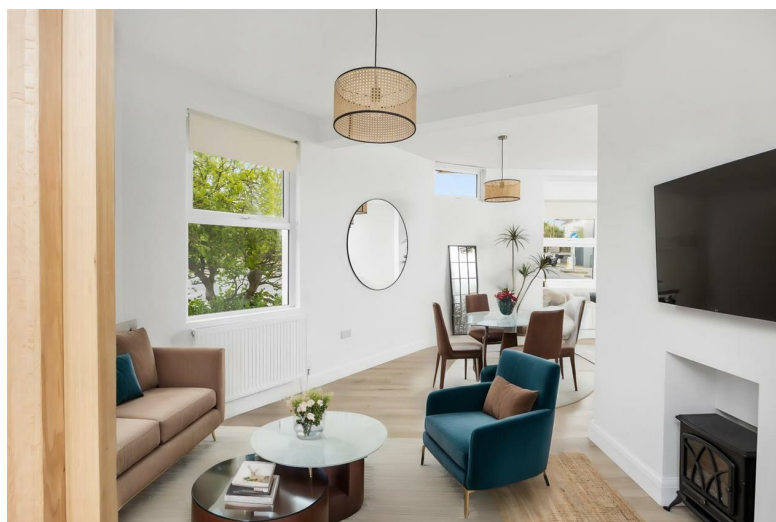
5.50m x 3.20m (18'0" x 10'5")
Window to rear with stunning panoramic views across Brighton plus glimpse of the sea. Dual aspect with Velux window to front, eaves storage.

En-Suite Bathroom

Tiled floor, mostly tiled walls, Velux window with panoramic views, brushed wood-effect panel enclosed bath with central mixer tap & hand shower attachment. Vanity unit with wash basin and cupboard below, de-misting mirror with sensor lights over, low-level WC with concealed cistern, heated towel rail.

Garden

As well as smart frontage with room for seating, the house benefits from a spacious, tranquil back garden. Entered via private side gate or the kitchen door for convenience, it is the perfect space for entertaining. Framed by attractive architecture, leafy trees and characterful walled boundaries, it oozes Mediterranean appeal and charm. With cream paving and natural trellis, it enjoys a westerly aspect flooded with sunshine throughout the afternoon. The garden offers flexibility, allowing space for children's activities alongside al-fresco dining. From the kitchen window a watchful eye can be kept, or a sense of calm can be had for those wanting a peaceful garden view. Parking is easy with on-street permits, or free parking hours for visitors on the adjacent road.



*** GUIDE PRICE £700,000-£750,000 ***

A beautifully renovated five bedroom end of terrace house which occupies a favourable location close to Queens Park. The property has been subject to a complete overhaul and has been finished to a high specification in modern neutral tones. Offering versatile accommodation spanning four levels, this would make an ideal family home and would suit those who work from home needing office space. Everything internally is brand new and the open-plan kitchen/dining/living space which occupies the ground floor is a very sociable and flowing space which benefits from lots of natural light. The master bedroom has an en-suite bathroom and spectacular panoramic views across Brighton plus a glimpse of the sea. There is a further luxury family bathroom with freestanding bath plus shower and a further ground floor cloakroom with separate utility room. Situated within close proximity to highly regarded local schools and within easy reach of the city centre, the seafront and Brighton mainline station. No onward chain.

- Beautifully Renovated Five Bed, Two Bathroom House
- Almost 1700 Sq Ft of Living Space
- High Spec, Versatile Interior
- Tranquil, Bright Garden
- Delightful Panoramic Views
- 5-Min Walk to St Luke's School
- Excellent School Catchment Area
- Renovated to an Exceptional Standard Throughout
- Master Bedroom with En-Suite
- No Onward Chain

Council Tax
Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	82
EU Directive 2002/91/EC		

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. The above details are intended for information only and do not constitute an offer or form part of a contract

JohnHilton