



33 Queens Park Road, Brighton, BN2 0GJ

£240,000 Share of Freehold

Nestled in the vibrant area of Queens Park Road, this charming flat conversion offers a delightful blend of comfort and style. With two bedrooms, this property is perfect for individuals seeking a welcoming home in a lively neighbourhood. The SPACIOUS reception room boasts a lovely bay window, allowing natural LIGHT to flood the space and create a warm and inviting atmosphere. This room serves as an ideal setting for relaxation or entertaining guests, making it the heart of the home. The layout is thoughtfully designed, providing a practical flow throughout the living spaces. Available CHAIN FREE. Viewings are highly recommended. Energy Rating: C69
Exclusive to Maslen Estate Agents



Communal door to:

Communal Hallway

Stairs rising to first floor, personal front door to:

Hallway

Wood effect flooring, window to side, doors to all rooms, radiator.

Lounge

Radiator, sash bay window to front, wood effect flooring, period coving, built in storage cupboard, door to kitchen.

Kitchen

Range of wall & base units with work surfaces over, inset stainless steel single drainer sink unit with mixer tap, space for appliances, built in storage cupboard with hot water tank, radiator, wood effect flooring, window to front.

Bedroom

Sash window to rear, radiator, built in cupboard housing 'Worcester' boiler.

Bathroom

WC with push button flush, pedestal wash hand basin with hot & cold taps, panelled bath with hot & cold taps, wall mounted shower unit over, part tiled walls, laminate flooring, radiator.

Bedroom

Window to rear, radiator.

Total approx floor area

45.1 sq.m. (485.0 sq.ft.)

Council tax band A

Parking zone C

V1

What the owner says:

"Although we haven't had the opportunity to live in the property ourselves, we bought it with every intention of making it our home. We were immediately drawn to its fantastic location, with the bus route right on the doorstep, the city Centre just 5–10 minutes away, and Queen's Park only a two-minute walk. The compact layout makes excellent use of the space, and the sea views are a lovely bonus. Sadly, due to work commitments, our plans have changed and we've had to make the difficult decision to sell. We know we'll miss the location most of all – it offers the perfect balance of being close to everything you need while still feeling like a peaceful residential neighbourhood."





First Floor



Total area: approx. 45.1 sq. metres (485.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Queens Park Road

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	69	77
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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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 sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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