

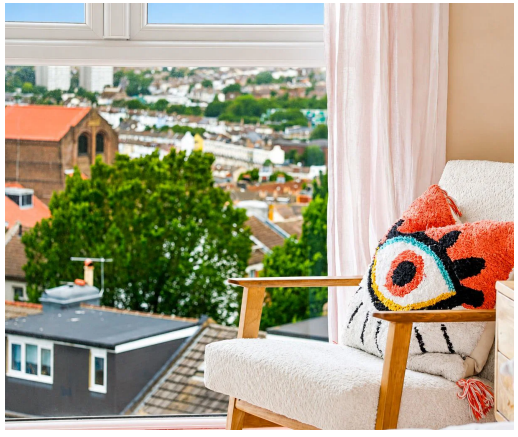

# Queens Park Road, Brighton, BN2 9XL

**£675,000**

Jacobs | Steel







**Property Type:** Terraced House

**Bedrooms:** 5

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

- Beautifully extended Victorian terraced family home
- Five bedrooms arranged over four floors
- Impressive loft conversion with en-suite shower room
- Juliet balcony with elevated city views
- Two reception rooms
- Open-plan kitchen and dining room
- Utility room
- Landscaped west-facing rear garden
- Highly desirable Queens Park location
- Great transport links

An exceptional five-bedroom Victorian family home arranged over four floors and extensively extended to create versatile and beautifully presented accommodation. Featuring two reception rooms, a stunning open-plan kitchen/dining space, utility room, family bathroom, principal bedroom with en-suite and Juliet balcony, plus a west-facing landscaped garden. Ideally located close to Queens Park, excellent schools and Brighton city centre, this impressive home perfectly combines period character with contemporary family living.





Occupying a sought-after position close to Queens Park, this exceptional Victorian terraced home offers beautifully presented and highly adaptable accommodation arranged across four generous floors. Having undergone an extensive programme of enlargement and improvement, including a loft conversion, double-storey rear extension and side return extension, the property now provides over four levels of thoughtfully designed living space perfectly suited to modern family life.

The handsome Victorian façade gives little indication of the impressive scale of accommodation beyond. Upon entering the property at ground floor level, a welcoming entrance hall provides access to two versatile rooms. Currently arranged to suit family requirements, these spaces could equally function as double bedrooms, home offices, a playroom, studio or guest accommodation, offering a flexibility that is increasingly sought after by today's buyers. A stylish family bathroom is also located on this floor, fitted with contemporary fixtures and serving the accommodation perfectly.

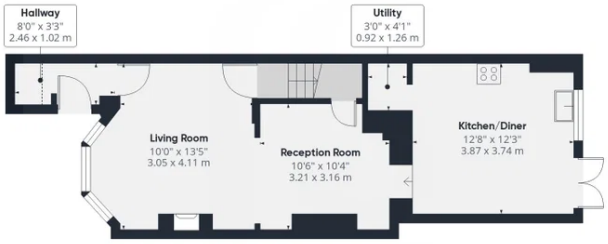
Descending to the lower ground floor, either via the internal staircase or through its own independent front entrance, the home opens into an inviting living room centred around a charming log-burning stove. This warm and comfortable space provides the ideal setting for relaxing evenings and family gatherings. Beyond lies a second reception room, offering further flexibility as a formal sitting room, family room or children's play area.

To the rear of the property, the impressive extended kitchen and dining room forms the true heart of the home. Designed with both everyday family living and entertaining in mind, this substantial space is flooded with natural light thanks to extensive glazing and French doors overlooking the garden. There is ample room for a large dining table, creating a sociable environment where family and friends can gather. The kitchen itself offers extensive worktop and storage space, while a separate utility room provides valuable practicality and keeps household essentials neatly tucked away.

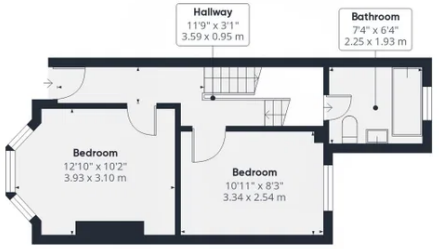
French doors seamlessly connect the interior with the west-facing rear garden, allowing the living space to flow effortlessly outdoors during the warmer months.

The first floor accommodates two well-proportioned double bedrooms, both enjoying attractive outlooks and an abundance of natural light. These rooms are served by the family bathroom located on the ground floor and provide comfortable accommodation for children, guests or additional family members.

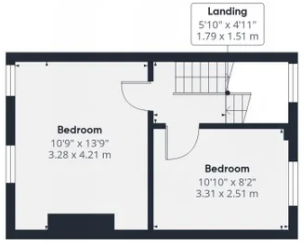
Occupying the entire top floor, the loft conversion creates a stunning principal bedroom suite. A true highlight of the property, this beautifully designed space enjoys elevated views across Brighton's rooftops and towards the city skyline. Large glazed doors opening onto a Juliet balcony maximise both the outlook and natural light, creating a wonderfully bright and tranquil atmosphere. The suite is further enhanced by a contemporary en-suite




Ground Floor




Floor 1







Floor 2




Floor 3

**Approximate total area**(1)

1345 ft²

125 m²

**Reduced headroom**

47 ft²

4.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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