



Queens Park Road

Brighton, BN2 9ZL

Asking price £500,000

Situated in the highly sought-after Queens Park area of Brighton, this attractive three-bedroom home offers well-proportioned accommodation, a fantastic open-plan living space and an impressive rear garden, together with a versatile detached annex.

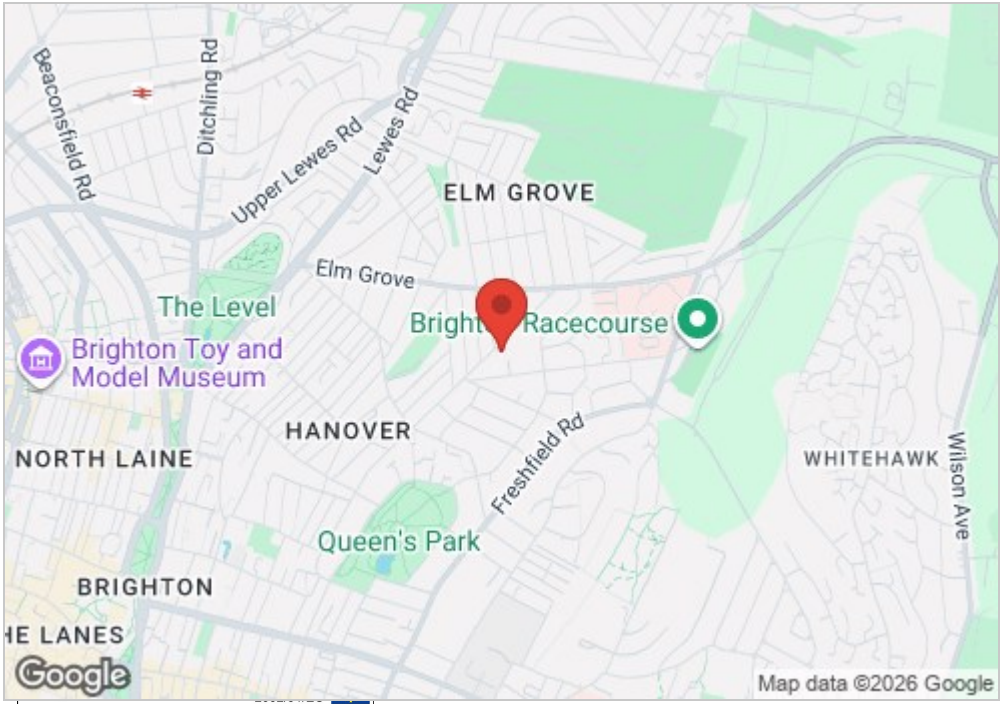
The ground floor is centred around a spacious open-plan kitchen, dining and sitting area, creating a wonderful sociable space for both everyday living and entertaining. The modern fitted kitchen offers a good range of wall and base units, with the dining and sitting areas flowing naturally from it. There is also a useful utility room and WC.

Upstairs, the property offers three bedrooms and a family bathroom. The bedrooms are well proportioned, with the principal bedroom offering excellent space and the additional bedrooms providing flexibility for family, guests or working from home.

One of the standout features is the generous rear garden, which is exceptionally well suited to entertaining and family life. A large paved terrace leads onto an extensive lawned area, surrounded by mature planting and established borders, creating a private and attractive outdoor space.

To the rear of the garden is a substantial detached annex, offering approximately 170 sq ft of additional accommodation and its own shower facilities. This provides excellent flexibility and could be used for a variety of purposes, subject to any necessary consents.

The property is located on Queens Park Road, one of Brighton's popular residential roads, with Queens Park itself and a wide range of local shops, cafés and amenities close by. The city centre and seafront are also within easy reach.

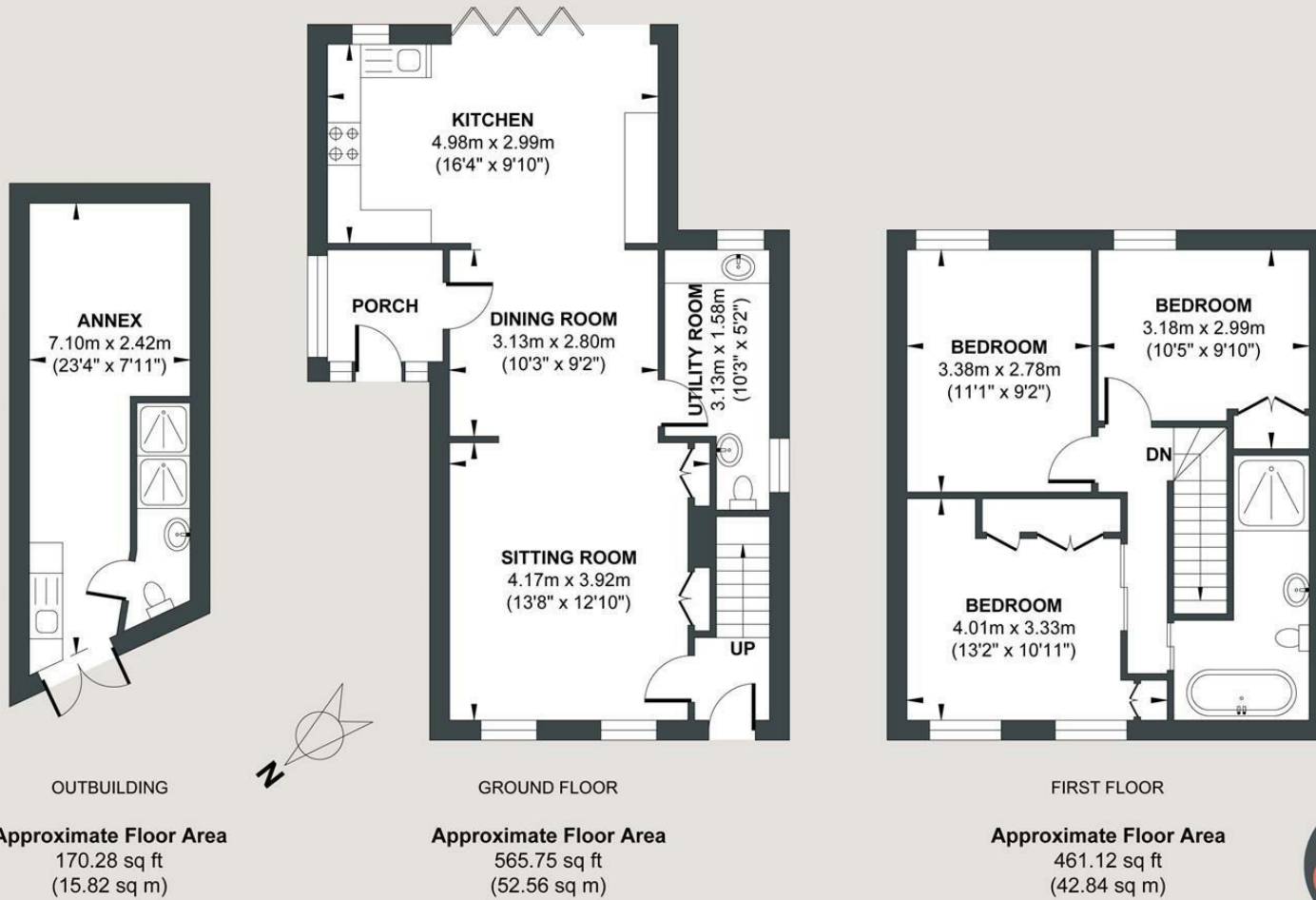


- Guide Price £500,000
- Attractive three-bedroom house
- Modern fitted kitchen
- Three well-proportioned bedrooms
- Substantial detached garden annex with shower facilities
- Highly sought-after Queens Park location
- Spacious open-plan kitchen, dining & sitting room
- Useful utility room & downstairs WC
- Large, private rear garden with extensive lawn
- Excellent family home with versatile additional accommodation

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		
EU Directive 2002/91/EC		

QUEENS PARK ROAD

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 95.40 sq m / 1026.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate



