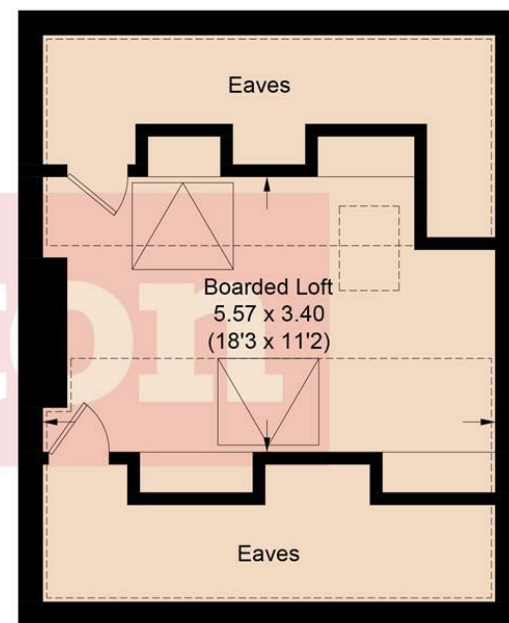
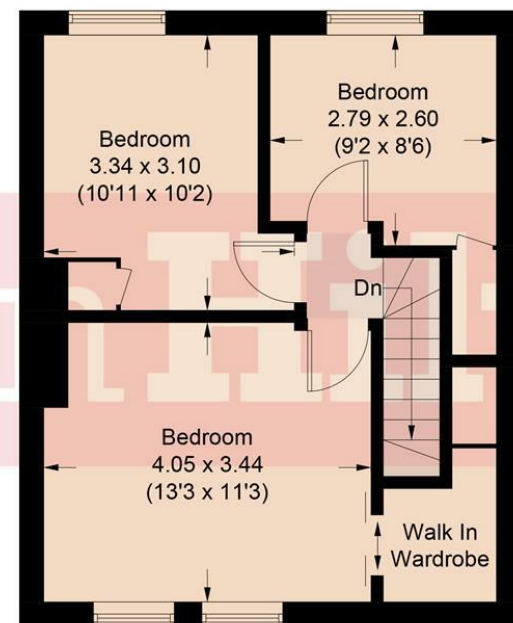
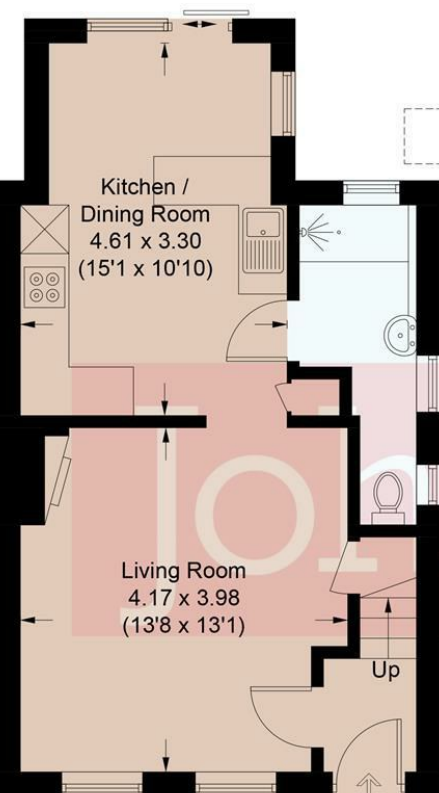


Queens Park Road, Brighton, BN2 9ZL

Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 1277.00 sq ft

264 Queens Park Road, Brighton, BN2 9ZL

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

Offers In Excess Of £375,000
Freehold



264 Queens Park Road Brighton, BN2 9ZL

Situated in a popular residential area on the edge of Hanover, close to Queens Park and highly regarded local schools including St Luke's Primary School. An extended three bedroom family sized home with lawned garden and workshop at the rear plus boarded loft space with Velux windows. Requires general updating, perfect for those looking for a blank canvas to put their own stamp on. Further scope to convert the walk-in wardrobe in the master bedroom to either an en-suite or an additional bathroom. The current accommodation consists of a separate lounge, extended kitchen/diner and shower room to the ground floor, with three bedrooms upstairs. Ideal for first time buyers and young families, being sold with no onward chain.



Approach

Raised lawned front garden, shared steps and pathway leading to front door.

Entrance Hall

Wood laminate flooring, stairs ascending to first floor.

Living Room

4.17m x 3.98m (13'8" x 13'0")
Two double glazed windows to front, wood laminate flooring, fireplace with electric flame effect fire, understairs storage cupboard.

Kitchen/Dining Room

4.61m x 3.30m (15'1" x 10'9")
Fitted units at eye and base level, worktops with tiled splashbacks, built in oven, gas hob with extractor hood over, stainless steel sink with drainer, spaces for appliances. Tiled floor, space for dining table, double glazed window to side, patio doors to rear garden.

Shower Room

Fully tiled walls and flooring, walk in shower with folding shower screen, electric shower with hand held shower attachment on riser, wash basin with storage cupboard below, low level WC, two side windows and one to rear.

Landing

Entrance to boarded loft.

Boarded Loft

5.57m x 3.40m (18'3" x 11'1")
With power and light, Velux windows to front and rear.

Bedroom

4.05m x 3.44m (13'3" x 11'3")
Two double glazed windows to front, recessed walk in wardrobe with pine mirrored sliding doors (potential for en-suite shower), eaves storage cupboards.

Bedroom

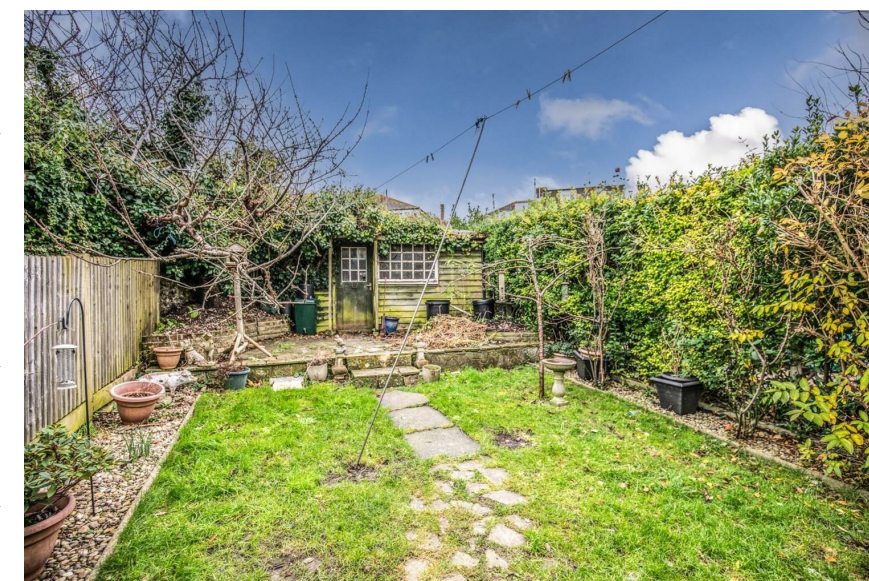
3.34m x 3.10m (10'11" x 10'2")
Natural wood floor, double glazed window overlooking rear garden, built in cupboard housing combi boiler.

Bedroom

2.79m x 2.60m (9'1" x 8'6")
Wood laminate flooring, double glazed window overlooking rear garden.

Rear Garden

Patio area part decking, raised lawn with borders infilled with pebbles and shrubs, hedged and fenced boundaries, further raised patio area, small cherry trees. Timber workshop with workbench and power points. Gated entrance to shared walkway to side of house.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Council Tax Band: **B**

- Three Bedroom House
- Lawned Rear Garden with Workshop
- Boarded Loft with Velux Windows
- Requires General Updating
- New Combi Boiler 2023
- Double Glazed
- Rear Extension
- Popular Residential Area
- Close to Queens Park
- NO ONWARD CHAIN