



Queens Park Road, Brighton, BN2 0GG

£1,750 Per month



- Large Maisonette
- Open Plan Living Dining Room
- 2 Double and 1 Single Bedroom
- Part Furnished



- Rear Patio
- Fitted Kitchen with Appliances
- Desirable Queens Park Location
- Available in July

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Summary

This delightful period home combines classic charm with modern living, offering spacious rooms, original features, and practical amenities throughout.

Upon entering, you're welcomed by a large lounge at the front of the property, featuring bay windows that flood the space with natural light. The room features a fireplace and intricate original ceiling details. The lounge seamlessly flows into a generously sized dining room, where a second feature fireplace, and French doors lead out to the private, fully-paved patio at the rear, perfect for outdoor entertaining.

A useful under-stairs cupboard and additional storage in the large hallway add to the practical layout. The kitchen is well-appointed with fitted cabinets, and includes appliances —ideal for those who enjoy cooking and entertaining.

Open Plan Lounge Diner

29 x 11 (8.84m x 3.35m)

Bright lounge at the front of the property, Bay windows, feature fireplace - leading to large dining room with feature fireplace and access to patio at the rear of the property

Kitchen

10 x 9 (3.05m x 2.74m)

Good size kitchen with fitted cabinets appliances included washing machine, dishwasher, fridge, freezer, oven and gas hob

Bedroom 1

13.5 x 9.9 (3.96m.1.52m x 2.74m.2.74m)

Double bedroom at the rear of the property, bed, fitted wardrobe, chest of draws, sink unit

Bedroom 2

13.5 x 9.9 (3.96m.1.52m x 2.74m.2.74m)

Double bedroom at the front of the property, large bright bay window bed, two fitted wardrobes

Bedroom 3

10 x 5.6 (3.05m x 1.52m.1.83m)

Single room at the front of the property to can be used as a office or nursery

Bathroom

8.5 x 7.9 (2.44m.1.52m x 2.13m.2.74m)

Bathroom situated on half landing, large sash window lots of natural light freestanding bath tub, separate shower cubicle Victorian style sink and toilet airing cupboard with shelving for storage

Patio

Patio accessed by stairs from the dining room. garden furniture

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

