



BRIGHTON PLACE
KINGSWOOD, BRISTOL, BS15 1QY
ASKING PRICE £300,000





GROUND FLOOR

Entrance Hall

Lounge

12'0 x 10'1

Dining Room

13'7 x 11'11

Kitchen

13'7 max x 6'6

Bathroom

6'9 x 6'1

FIRST FLOOR

Landing

Bedroom One

13'8 max x 11'11

Bedroom Two

13'8 x 11'11

WC

4'2 x 2'9

OUTSIDE

Front Courtyard

Rear Garden

Parking x 2 spaces



A beautifully presented two-bedroom period mid-terrace home, situated on Brighton Place in Kingswood. This attractive property has been thoughtfully modernised while retaining character features, including high ceilings and plaster cornicing that complement the style and era of the home.

The entrance hall immediately sets the tone, offering a real sense of light and space that continues throughout. Oak veneer doors lead to the front-facing lounge and a central dining room, creating flexible living and entertaining areas. A useful storage cupboard is tucked neatly beneath the stairs, with a further door opening into the kitchen.

Designed with clean, simple lines, the kitchen features a range of wall and base units finished in a sleek grey high-gloss. Integrated appliances include an oven, electric hob and extractor, with space provided for two under-counter appliances. From here, there is direct access to the rear garden as well as to the fully tiled bathroom, which is fitted with a modern white three-piece suite, a mains-plumbed shower over the bath and an obscured double-glazed window for privacy.

The first floor offers two generous double bedrooms, both benefiting from access to a Jack and Jill style cloakroom with low-level WC and wash hand basin. The rear bedroom further enjoys the advantage of a built-in storage cupboard.

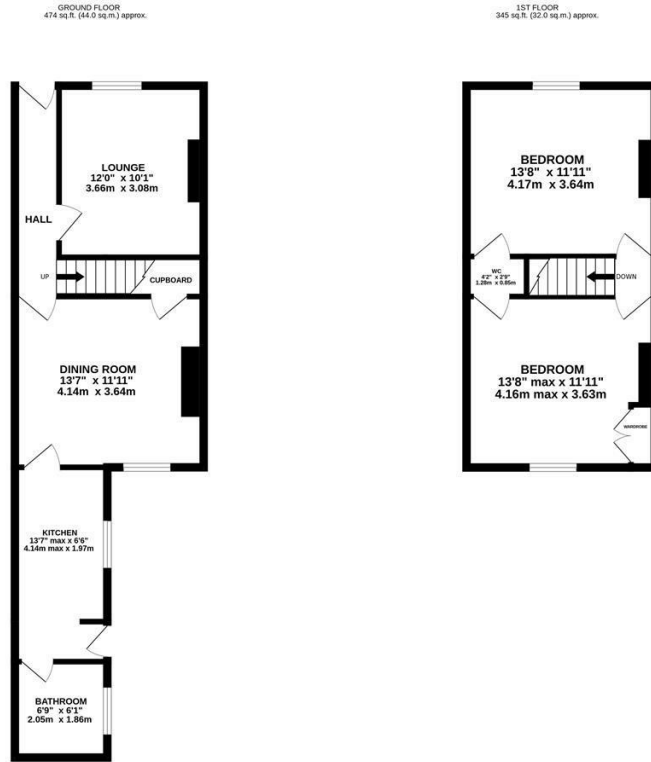
Externally, the fully enclosed rear garden provides a low-maintenance outdoor space, predominantly laid to paving and ideal for relaxing or entertaining. A rear gate leads to a driveway, offering the valuable benefit of off-road parking.

Kingswood High Street, with its array of shops, cafés and leisure facilities, is close at hand, as are well-regarded schools and green open spaces. The area also offers easy access to Bristol city centre, making it an excellent choice for both commuters and families alike.

A charming period home in a convenient Kingswood location, perfectly suited to a range of buyers seeking character and comfort.

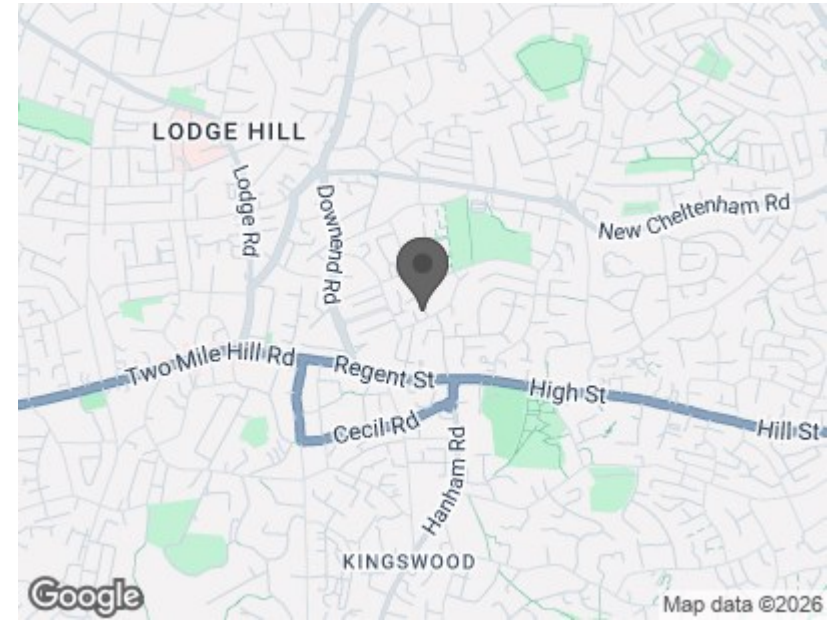


FLOOR PLAN



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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AREA MAP



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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