



116 Queens Park Road
Brighton, BN2 0GG

£850,000
Freehold

UWS1004

- A substantial Victorian terraced house situated in the much sought after Queen's Park Road
- Currently used as and air B&B
- 6 Bedrooms
- Lounge with Victorian fireplace & original features
- Large Kitchen / Dining Room with door to rear garden
- Utility Room
- Large family bathroom with white suite & separate shower cubicle
- Lower ground floor studio room with en-suite shower room
- Shower Room
- Original Features
- Gas heating
- Part double glazed
- No chain
- South East facing decked patio garden

**** AN AMAZING CHAIN FREE 4 STOREY, 6 BEDROOM FAMILY HOME WITH INCOME POTENTIAL, LOCATED VERY CLOSE TO QUEENS PARK ITSELF **** Beautifully presented throughout, with a huge amount of living space, measuring just over 2000 sq ft internally. This home is currently used as airbnb/company short term lets producing @ £80,000 pa, so offers very flexible accommodation/investment. Laid out over 4 floors with a large 21ft bedroom on the top floor with outstanding distant sea views, 2 double bedrooms & family bathroom on the 1st floor. The ground floor has a large living room to the front, & 2 further double bedroom. The lower level has a beautiful family kitchen/breakfast room with access the garden, plus a utility room & WC. On this floor to the front is a self contained studio room with a kitchenette & separate shower room/WC. This room can be accessed from the lower level internally and also externally with steps down from the street. (This studio room is perfect for letting out or for a teenage family member). The rear garden is a good size and mainly decked. Brilliant location for superb primary schools and the infamous Hanover pubs. NO CHAIN

Entrance Hallway

Radiator, dado rail, smoke alarm, emergency lighting, original coved ceiling, stairs to first and lower ground floors and door to:

Lounge 15' 3" x 12' 9" (4.64m x 3.88m)

Radiator, picture rail, original coved ceiling, attractive original Victorian fireplace with tiled inserts and mantelpiece above, telephone point and sash bay window to front aspect.

Bedroom 4 13' 10" x 10' 6" (4.21m x 3.20m)

Radiator, attractive original Victorian fireplace with tiled hearth, picture rail, original coved ceiling, smoke alarm stripped & polished wood floor and uPVC sash double glazed window to rear aspect.

From hallway stripped wood stairs with central carpet & original balustrade leading to:

Mezzanine Landing

Bathroom 8' 10" x 8' 7" (2.69m x 2.61m)

A modern white suite of bath with mixer tap and adjustable spray attachment, large sink with mixer tap and cupboard below, large double fully tiled walk-in shower with thermostatic shower, inset spotlights, fully tiled walls, extractor fan, tiled floor, chrome ladder style radiator and uPVC double glazed sash frosted window to rear aspect.

From mezzanine landing stairs with original balustrade leading to:

First Floor Landing

Double glazed window, stairs to second floor, smoke alarm, emergency lighting, under-stairs storage cupboard and door to:

Bedroom 1 17' 1" x 13' 5" (5.20m x 4.09m)

Radiator, attractive original Victorian fireplace with marble effect mantelpiece above, picture rail, original ceiling coving, stripped & polished wood floor, smoke alarm and sash bay window to front aspect and further sash window to side.

Bedroom 2 13' 10" x 10' 9" (4.21m x 3.27m)

Radiator, attractive Victorian fireplace, picture rail, smoke alarm and uPVC double glazed sash window to rear aspect.

From first floor landing stairs leading to:

Second Floor

Emergency lighting and door to:

Bedroom 3 21' 2" x 15' 11" (6.45m x 4.85m)

Radiator, cupboard to chimney breast, smoke alarm and uPVC double glazed window with magnificent views down to the English Channel.

From entrance hallway 2 steps leading down to:

Inner hallway

Wall mounted thermostat and door to:

Bedroom 6 8' 10" x 8' 7" (2.69m x 2.61m)

Radiator, small Victorian fireplace, smoke alarm, single cupboard with shelving and uPVC sash double glazed bay window to rear aspect.

From inner landing, emergency lighting and door to stripped wood stairs with central carpet leading down to:

Lower Ground Floor

Kitchen/Dining Room 17' 1" x 13' 10" (5.20m x 4.21m)

Modern white base cupboards & drawers with wood work-surfaces above, stainless steel sink with mixer tap and rinse spray, gas cooker point, extractor hood, matching range of wall mounted cupboards, part tiled walls, under-stairs storage cupboard, spotlights, radiator, plumbing for dishwasher, smoke alarm, ceramic tiled floor uPVC double glazed door leading to rear garden. Door to:

Bedroom 5 / Studio Room 17' 1" x 13' 5" (5.20m x 4.09m)

Radiator, cupboards housing gas & electric meters and fuse box, door leading to front steps. stainless steel sink with mixer tap, space for fridge, wall cupboard, spotlight, T.V. aerial point, smoke alarm, sash bay window to front aspect, stripped & polished wood floor and door to:

En-suite Shower Room

Walk-in shower cubicle with thermostatic shower, low-level W.C. Wall mounted wash basin with mixer tap, chrome ladder style radiator, tiled floor, extractor fan, glass shelf with mirror and light.

From kitchen door to:

Utility Room 8' 10" x 4' 11" (2.69m x 1.50m)

Plumbing for washing machine, wall mounted gas combination boiler, OSO hot water tank, wood work-surface, heating programmer, tiled floor and uPVC double glazed window to side aspect. Door to:

From kitchen door to:

Utility Room 8' 10" x 4' 11" (2.69m x 1.50m)

Plumbing for washing machine, wall mounted gas combination boiler, OSO hot water tank, wood work-surface, heating programmer, tiled floor and uPVC double glazed window to side aspect. Door to:

Shower Room

Fully tiled walk-in shower cubicle with thermostatic shower, low-level W.C. Chrome ladder style radiator, wall mounted wash basin with mixer tap, glass shelf, mirror and light, extractor fan and tiled floor.

Outside

Rear Garden 26' 7" x 17' 9" (8.10m x 5.41m)

South East facing. Fully decked with brick and flint wall boundaries. Council Tax Band D.

Energy performance certificate (EPC)

116 Queens Park Road
BRIGHTON
BN2 0GG

Energy rating

D

Valid until: 20 April 2032

Certificate number: 0432-9624-6100-0439-5226

Property type

Mid-terrace house

Total floor area

190 square metres

Rules on letting this property

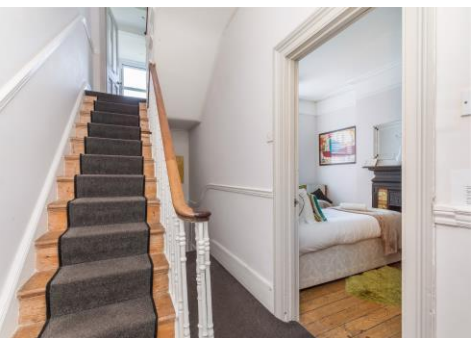
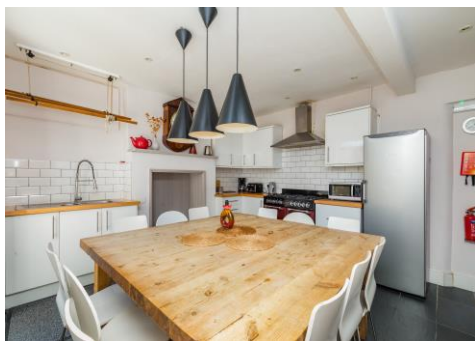
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)





Please Note All the above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor.

MEASUREMENTS ARE TAKEN TO THE NEAREST THREE INCHES/FIVE CENTIMETRES.

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase.

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They do not constitute any representation of warranty by Wheelers Estate Agents or its employees. Any measurements given are approximate only and have not been verified or checked. No services, equipment, fittings or other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good condition. Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own solicitor and surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not however, guarantee that any such items are included in the sale and any prospective buyer is advised to verify with the seller by written enquiry.

INSPECTION

Strictly by appointment through **OWNERS AGENTS Wheelers Estate Agents**

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