

Paul Bott & Co



- One Bedroom Apartment
- Top of Two Floors
- Sea Glimpse
- Queens Park Location

First Floor Flat, 23 Queens Park Road, Brighton, BN2 0GJ

Offers In Excess Of £250,000



Property Description

The front door to the apartment will lead off the communal hallway, and stairs will take you straight up onto the landing that services the entire apartment.

The first room we will visit will be the kitchen, which has a west facing sash window, we have engineered oak, the kitchen itself is very functional, part tiled with wooden work tops on either side.

We have a range of wall and basement units on either side, with extra shelving for further storage for those foodies amongst us.

Also, home to the combination boiler.

On one side of the kitchen, you will find a four-gas ring hob, electric oven, space for large fridge freezer, on the other side we have a stainless-steel sink unit and drainer, also plumbing and space for a washing machine, as well as space for your tumble dryer.

Next door you will find a very convenient separate W.C. window to the side, low level W.C, wall mounted wash hand basin, set on a vinyl flooring.

Three stairs will take us up to the landing, shadowed by a stain glass window.

The landing offers further space for a storage cupboard where the airing cupboard once was.

Next the bedroom. A genuinely really good size double, window overlooking the garden of the flat below, chimney breast, space on either side, space for bespoke shelving on either side, carpet under foot, but importantly a really good size, as you can see by the floorplan.

The next room we will visit will be the lounge, we have large bay window with sash window overlooking Queens Park Road, and that all-important sea view. Coved ceiling, picture rail, ornate fireplace with metal mantel and surround.

On one side of the chimney breast, we have a desk space where the vendor works from home, with bespoke shelving potential on the other side of the





chimney breast.

Plenty of space for a table and chairs into the bay, importantly, the room is a great size, so the lounge and dining table do not encroach into each other's space. Finally, we have the bathroom, which offers an obscure sash window, of course offering good ventilation, large bath, with shower over with mixer taps, wall mounted sink unit with storage below set on a vinyl flooring. The property is moments from the beautiful Queens Park, it is serviced by a number of local coffee shops, a lovely gym 30 seconds walk away, a short stroll into Kemp Town Village and of course Brighton's famous beach offering lots of new attractions, such as the Sea Lanes, bars, restaurants, and of course our famous Pier.





%epcGraph_c_1_334%

29 Upper St James Street,
Brighton, East Sussex, BN2 1JN

www.paulbottandcompany.co.uk
01273 605530
info@paulbottandcompany.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements