John Hilton

John Hilton

Est 1972

Queens Park Road, Brighton, BN2 0GH

Approximate Gross Internal Area = 144.6 sq m / 1556 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1556.00 sq ft

141 Queens Park Road, Brighton, BN2 0GH

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

Guide Price £690,000 Freehold

view all our properties at:
www.johnhiltons.co.uk

National Association of Estate Agents LICENSED MEMBER NAEA

The Property Ombudsman

Zoopla OnTheMarket.com rightmove.co.uk The UK's number one property website PrimeLocation.com



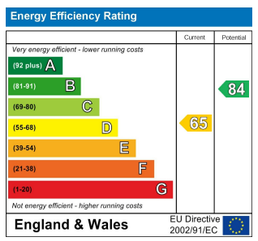






Located in a favourable position on a sought-after road in the heart of the popular Queen's Park community, this newly refreshed, spacious Victorian terrace is just moments from the green open spaces of Queen's Park itself and close to highly regarded schools such as St Luke's and Elm Grove primary schools. Close by are Kemp Town's independent shops, beaches and the Royal Sussex County Hospital, and the property is within easy reach of Brighton Station and the city centre. The generously proportioned accommodation has been recently finished in modern neutral tones and consists of a through lounge/dining room which enjoys an east to west aspect and flooding the room with natural light. There is also a breakfast room off the kitchen which leads out to a west-facing walled rear garden. On the two upper levels there are four sizeable bedrooms and a family bathroom plus separate shower and WC. An ideal home for families looking for a property that's ready to move into, or professionals seeking a balance of residential calm and city convenience. Being sold with no onward chain.

Note: Images of furnished rooms have been digitally enhanced using AI.



Council Tax Band: **D**

- Attractive Bay-Fronted Victorian Property
- Three-Storey (No Basement)
- Four Spacious Bedrooms
- Newly Refreshed Interior
- Bathroom plus Shower Room
- West-Facing Walled Garden
- Popular Residential Area
- Queen's Park on the Doorstep
- Close to Highly Regarded Local Schools
- NO ONWARD CHAIN

141 Queens Park Road
Brighton
BN2 0GH

Approach
Paved front garden with walled boundaries and small tree.

Entrance Hall
Newly laid carpet, original ceiling cornicing, understairs storage cupboard plus further fitted cupboards.

Living/Dining Room
7.37m x 3.64m (24'2" x 11'11")
Bay with double-glazed window to front, feature fireplace, wood panelling to dado level, window to rear, newly laid carpet, original ceiling cornicing.

Kitchen
4.18m x 2.45m (13'8" x 8'0")
Range of units at eye and base level, ample worktops with matching splashbacks, stainless steel sink with mixer tap and drainer, spaces for appliances, wall-mounted 'Worcester' boiler, LVT flooring, archway to:

Breakfast Room
2.25m x 2.10m (7'4" x 6'10")
LVT flooring, wood panelling to three walls, window to rear, door to rear garden.

First Floor Landing
Split-level with newly laid carpets, stairs to second floor.

Bedroom
4.83m x 3.72m (15'10" x 12'2")
Double-glazed bay window to front with wood-panelled surround, newly laid carpet, original ceiling cornicing.

Bedroom
4.00m x 3.17m (13'1" x 10'4")
Window to rear, wood panelling, newly laid carpet, airing cupboard housing hot water cylinder.

Bathroom
White suite comprising panel-enclosed bath with hand-held shower on riser, shower screen, aqua board surround, wash hand basin, low level WC, LVT flooring, heated towel rail. Obscure double-glazed window to side plus extractor fan.

Shower Room
Shower enclosure with hand-held shower on riser, aqua board surround, LVT flooring.

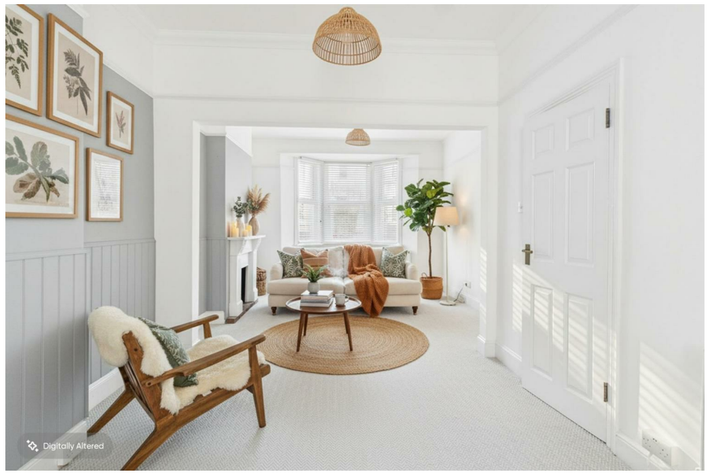
Separate WC
Low-level WC, wash hand basin, LVT flooring.

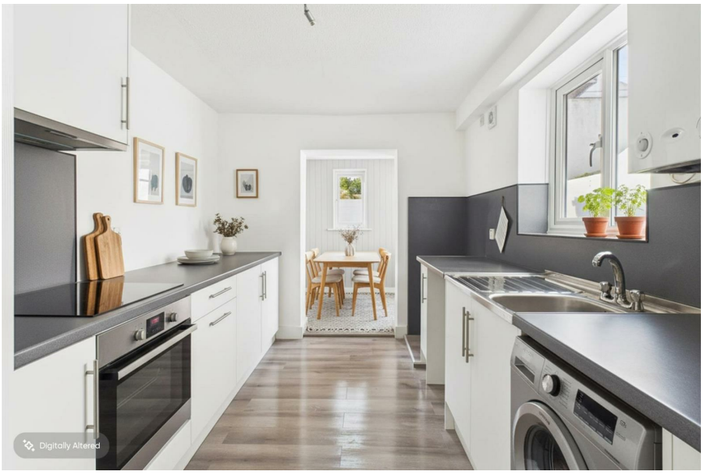
Second Floor Landing
Newly laid carpet, window to rear, entrance to loft.

Bedroom
4.87m x 3.67m (15'11" x 12'0")
Two double-glazed windows to front, newly laid carpet.

Bedroom
4.03m x 3.18m (13'2" x 10'5")
Double-glazed window to rear with rooftop views towards Brighton, wood panelling, newly laid carpets, roof top views towards Brighton.

Rear Garden
Paved with side return, walled boundaries, gated access to twitten leading to Southover Street.







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. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton