



Queens Park Rise, Brighton

East Sussex

Offers in Region of £295,000



Queens Park Rise, Brighton

Perfectly positioned close to Queen's Park and the popular Hanover area, an attractive THREE BEDROOM FIRST & SECOND FLOOR END-OF-TERRACE MAISONETTE with an impressive ROOF TERRACE, BALCONY and OWN ENTRANCE.

Located on the corner of Queen's Park Rise and St Luke's Terrace, this well-presented maisonette offers generous, light-filled accommodation in a sought-after location. The entire second floor is dedicated to an open-plan kitchen, living and dining space, where bi-fold Crittall-style doors open onto a welcoming roof terrace, creating an ideal setting for everyday living and entertaining. The contemporary fitted kitchen is well-appointed with an excellent range of units and generous worktop space.

The first floor comprises three double bedrooms, including a principal bedroom with a dual aspect and a charming Juliette balcony, together with a stylish family bathroom featuring both a bath and a separate walk-in shower.

The spacious roof terrace provides the perfect place to relax, dine or entertain while enjoying far-reaching views across Brighton's rooftops towards the South Downs.





The Local Area

Queen's Park Rise enjoys an enviable position close to Queen's Park, one of Brighton's most cherished green spaces. The nearby streets of Hanover enjoy a vibrant community with a lively, creative feel and an excellent choice of local pubs, many of which serve great food and host live music. Sitting just above the city centre, the renowned North Laines is just one mile away, and the many amenities of central Brighton are also within easy reach. Brighton mainline station is just over a mile away, and regular bus routes run nearby for easy connections across the city. The area is particularly popular due to its proximity to excellent local schools, including the popular Tarnerland Nursery School and St. Luke's Primary, Queen's Park Primary and Carlton Hill Primary, along with the esteemed independent school, Brighton College.

Further Information

Queen's Park Rise is in parking zone Y, and the property is in council tax band B, which is currently charged at £2,006.23 for 2026/27.

EPC Rating - D / Council Tax - B

Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

TENURE & OUTGOINGS

Tenure: tbc

Unexpired term on lease - tbc

Service Charge - tbc

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 87.0 m² ... 937 ft² (excluding terrace, balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

52 Church Road, Hove - BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.