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24 West Drive Brighton, BN2 0QU

A beautifully, refurbished, four bedroom, semi-detached, Edwardian, family home measuring 2200 sq ft with 100ft west facing garden with current planning permission to extend if required. (BH2021/O1106) located in the desirable Queens Park district of Brighton.

£1,700,000

24 West Drive

Brighton, BN2 0QU



West Drive is a stunning tree lined road located directly opposite the sought after Queens Park district of Brighton, a prime location in the City. Sitting within the catchment area of many outstanding local primary schools with beautiful views across to the park itself and a short walk to Brighton's seafront & town centre.

As soon as you enter the entrance hall you are greeted by a sense of space and grand proportions by way of high ceilings, wide staircase and parquet flooring throughout the downstairs except in the kitchen. The large kitchen is fully equipped with under floor heating and has a separate utility area housing boiler, washing machine and tumble dryer. The kitchen provides a fabulous space for entertaining with windows and doors that lead out to the patio area which in turn leads on to the large, lawned, west facing rear garden. There are two separate sizeable reception rooms one to the back and one to the front. The wide staircase leads to the wide spacious landing where four bedrooms and two luxury bathrooms both with underfloor heating are to be found. Internal viewing is recommended to appreciate the finish and proportions of the house.



Directions

From our office take the third exit at the Seven Dials, Buckingham Place and travel past Brighton station and continue into Queens Road until you get to the third set of traffic lights and turn left in to North Road. Take the left hand lane and follow the road to the next set of traffic lights and turn left into Edward Street. Travel up to the traffic lights and turn left into Egremont Place through Egremont Place Arch and West Drive is on the left hand side with the house located halfway along.



Floor Plan

WEST DRIVE

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GROUND FLOOR

Approximate Floor Area
1152.81 sq ft
(107.10 sq m)

FIRST FLOOR

Approximate Floor Area
1047.54 sq ft
(97.32 sq m)

Approximate Gross Internal Area = 204.42 sq m / 2200.35 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs			
(82-91) A			
(69-81) B			
(55-68) C			
(45-54) D			
(35-44) E			
(21-34) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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