PHILLIPS & STILL

Queens Road, Brighton   Guide Price £275,000 - £300,000

- **Second floor two bedroom apartment**

- **Modern fitted kitchen & bathroom**

- **Popular City Centre location**

- **No onwards chain**

- **Investment buyers only**

The Property Ombudsman

This beautifully presented two-bedroom flat on Queens Road in Brighton combines modern design with the convenience of city-centre living. In excellent decorative order throughout, the property offers a bright and spacious open-plan kitchen and living area, designed with comfort and functionality in mind. The kitchen features sleek, contemporary fittings and offers plenty of storage and counter space, alongside freestanding appliances that complement the modern aesthetic. The adjoining living area is ideal for both relaxing and entertaining, with ample room for seating and dining.

Both bedrooms are well-proportioned, filled with natural light, and provide comfortable spaces that can be easily adapted to suit your needs. The master bedroom offers generous space for furniture, while the second bedroom is perfect for guests, a home office, or additional storage. The modern bathroom is finished to a high standard, featuring stylish fixtures and fittings, creating a calming and relaxing space.

Located in the bustling heart of Brighton, this flat offers unbeatable access to everything the city has to offer. Just steps away from vibrant cafes, restaurants, shops, and cultural attractions, the property is also within walking distance of Brighton train station, making it ideal for commuters. With its superb location and modern, well-maintained interiors, this flat is an excellent opportunity for anyone looking to enjoy the best of urban living in Brighton.

QUEENS ROAD

532 sq.ft. (49.5 sq.m.) approx.

BEDROOM
18'7" x 7'5"
5.67m x 2.26m

BEDROOM
9'8" x 9'8"
2.95m x 2.94m

BATHROOM

HALL

KITCHEN
14'0" x 4'9"
4.26m x 1.44m

LIVING AREA
16'4" x 12'4"
4.99m x 3.77m

Accommodation

<u>SECOND FLOOR</u>

ENTRANCE HALL

BATHROOM

BEDROOM
9' 8" x 9' 8" (2.95m x 2.95m)

BEDROOM
18' 7" x 7' 5" (5.66m x 2.26m)

OPEN PLAN KITCHEN / SITTING ROOM

KITCHEN AREA
14' 00" x 4' 9" (4.27m x 1.45m)

SITTING ROOM
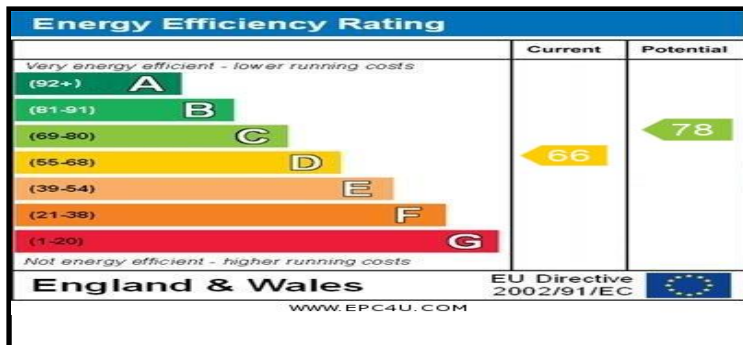16' 4" x 12' 4" (4.98m x 3.76m)

What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
http://list.english-heritage.org.uk

Directions

For directions to this property please contact us.

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