





# Queen Square

Brighton, BN1 3FD

Asking price £450,000

## Queen Square – Modern City Living at Its Best

Located in the heart of Brighton city centre, Queen Square offers the perfect blend of convenience and contemporary living. Just a 10-minute walk from the vibrant North Laine and only 20 minutes to the historic West Pier, this property boasts an unbeatable location.

With Brighton Railway Station a mere 9-minute stroll, you'll be well-connected to all the best the city has to offer. The apartment is finished to the highest standard, featuring beautiful wooden flooring throughout and stunning Venetian plastered walls that exude modern sophistication. The fully fitted kitchen and smart, sleek bathrooms enhance the sense of luxury, while wooden shutters elegantly dress the windows.

Enjoy peace of mind with high-tech intercom systems and security, making this home as safe as it is stylish. With restaurants and Churchill Square shopping centre just on your doorstep, convenience is truly at your fingertips.

This modern, purpose-built flat is the ideal choice for those looking to enjoy Brighton's bustling city centre with all the comforts of modern living. An ideal investment for first time buyers or as an Airbnb.

- Central Location

■ High Specification

■ Security System

■ Airbnb Potential

■ Close to the Sea
- Lower Ground Floor

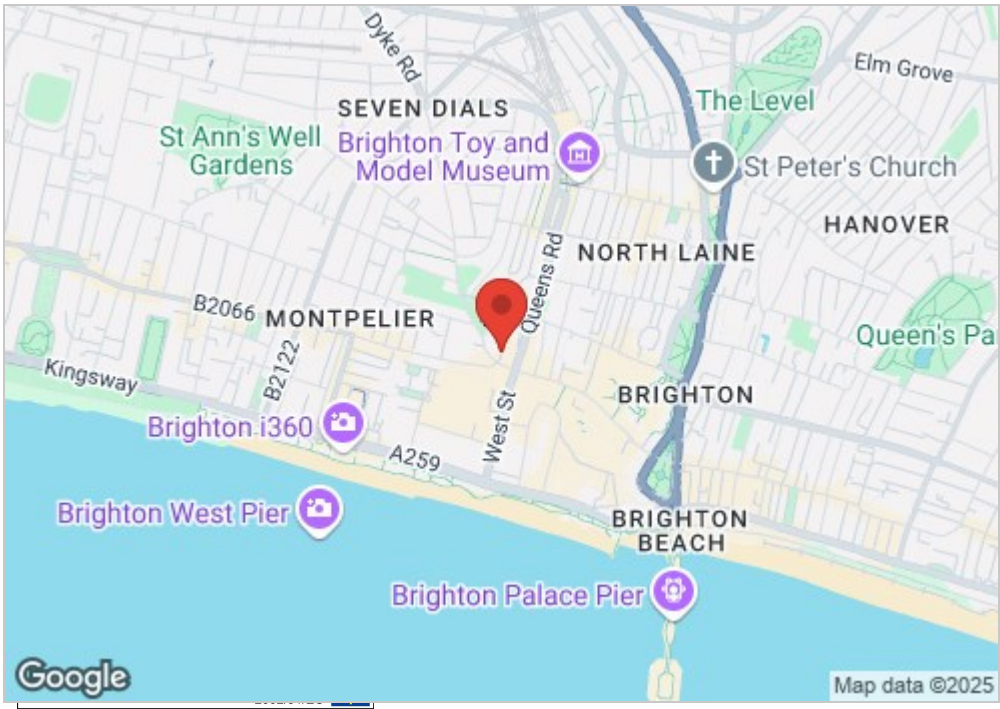
■ Outside Space

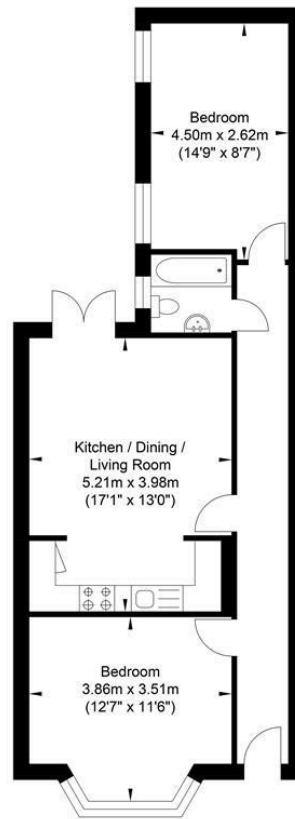
■ Chain Free

■ Walking Distance to Brighton Train Station

■ Brand New Refurbishment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





Lower Ground Floor Flat  
Approximate Floor Area  
656.59 sq ft  
(61.0 sq m)

Approximate Gross Internal Area = 61.0 sq m / 656.59 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



