

Queens Road

Brighton

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About the property

SOLD BY LEXTONS AUCTIONS

Auction Guide £550,000+

Very occasionally something really very special comes to the market whereupon in brief, this is that something!

A Penthouse Apartment in the true meaning of the word 'Penthouse', approached via a passenger lift that stops immediately adjacent to the front door of the apartment leading to an upper level hallway with each room leading from it. The lounge offers an entrance to the first sun very large sun terrace with its south and west aspect and the most stunning far reaching views across Brighton and the sea. The second terrace is approached at the end of the hallway and is of a very good size with north, south and east panoramic views of the Sussex Downs, city and the sea. The views and aspect from both terraces are so breathtaking they really do have to be experienced to be appreciated and believed.

Complimenting the delightful lounge is a fully fitted kitchen with centre island and built in appliances whilst the 4 bedrooms are assisted by a family bathroom and en suite shower room and wc. There is also a separate study for those wishing to work from home.

The secure underground parking for 2 vehicles is approached immediately behind the building via Frederick Street whereupon once parked, you take the lift straight up to the front door of the penthouse thereby offering an easy and secure access home.

In respect of the location, everything you are ever going to require is literally on your doorstep such as Brighton Mainline Railway Station with direct commuter links to London, The seafront with its bathing beaches, The Historical Lanes with its bijou and boutique shopping, bars, restaurants, coffee shops, Royal Pavilion, theatres, Brighton Marina, cinemas and the indoor shopping mall at Churchill Square.

Currently Let On An AST until 19 September 2024 at £3,000 PCM

Queens Road Brighton

£550,000



4

BEDROOM

1

RECEPTION

2

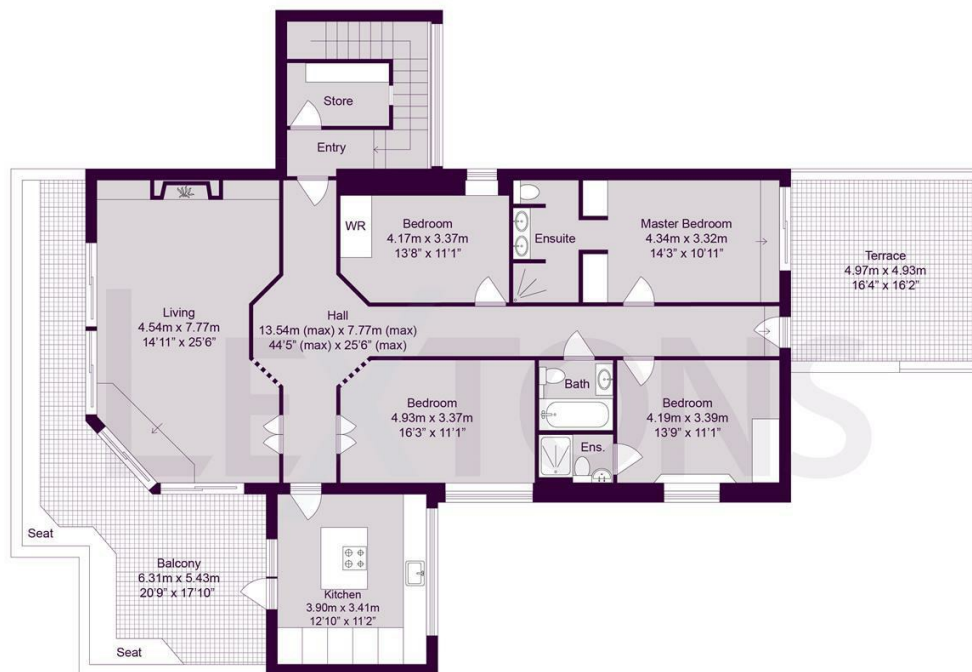
BATHROOM







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Approximate gross Internal floor Area 235.57 sq m/ 2535.67 sq ft



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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	