



Queens Place, Brighton

Guide price £550,000 - £575,000



Property highlights

- Excellent location moments from Brighton Station & North Laine
- Bright and modern third floor penthouse apartment
- Private lift access
- Expansive balcony with rooftop views
- Additional terrace off principal bedroom
- Two double bedrooms with built-in wardrobes
- Successful Airbnb with excellent monthly income
- Chain free
- Spacious open-plan living and dining area
- Modern kitchen with built-in appliances

Guide price £550,000 – £575,000. Stylish and practical 2 bedroom, 2 bathroom penthouse apartment in central Brighton, tucked away on the edge of the North Laine.

The property

Tucked away in the heart of Brighton, right on the edge of the vibrant North Laine, this stylish penthouse apartment feels like a hidden gem. Despite being in such a central spot, the flat is incredibly peaceful, with surprisingly little noise even when you're out on one of the balconies.

Access is easy via a private lift or stairs to the third floor. Once inside, the apartment opens up into a bright, modern space with loads of natural light pouring in. The layout flows beautifully, with wooden laminate flooring running throughout the main living areas and bedrooms, giving the whole place a cohesive, contemporary feel.

The open-plan living and dining area is spacious and welcoming, with a sleek kitchen set neatly to one side. Sliding doors open onto an expansive balcony that stretches out over the rooftops. It's the perfect spot for a morning coffee or evening drinks as the sun goes down.

The kitchen is smart and modern, fitted with white gloss units, integrated appliances, and plenty of worktop and storage space. There are two well-presented bedrooms, both with built-in wardrobes, and the principal bedroom benefits from its own private terrace and access to the main bathroom.

There are two stylish bathrooms. One has a full-sized bath and a separate shower, the other a generous walk-in shower. Both are finished with grey floor tiles and crisp white metro tiles, in keeping with the clean, modern aesthetic throughout. You'll also find great storage, including cupboards on the landing and in the main bathroom, and airconditioning throughout the apartment.

Currently let as a successful Airbnb with excellent monthly income, this flat also works just as well as a permanent home. A brilliant mix of location, style and space. Right in the middle of everything Brighton has to offer, yet wonderfully tucked away.



Additional property information

Property type: Third-floor penthouse apartment

Tenure: Leasehold

Lease: 992 years remaining

Service charge: £2600 paid annually

Council tax band: B

Additional features: Air conditioning throughout the apartment.

Holiday let income: Average £3220 per month since April. Full info can be provided.

The area

Living at Queens Place means you're right in the middle of everything, while still feeling slightly tucked away. North Laine is just around the corner, with its mix of coffee shops, vintage stores and independent energy. Head the other way and you'll find London Road, home to The Open Market, supermarkets, cafés, pubs and everyday essentials.

The Level is nearby, offering open green space and a spot to relax or meet friends. A short walk takes you into the city centre with its shops, restaurants, galleries and theatres. And when you want the sea, the beach and promenade are easily reached on foot.

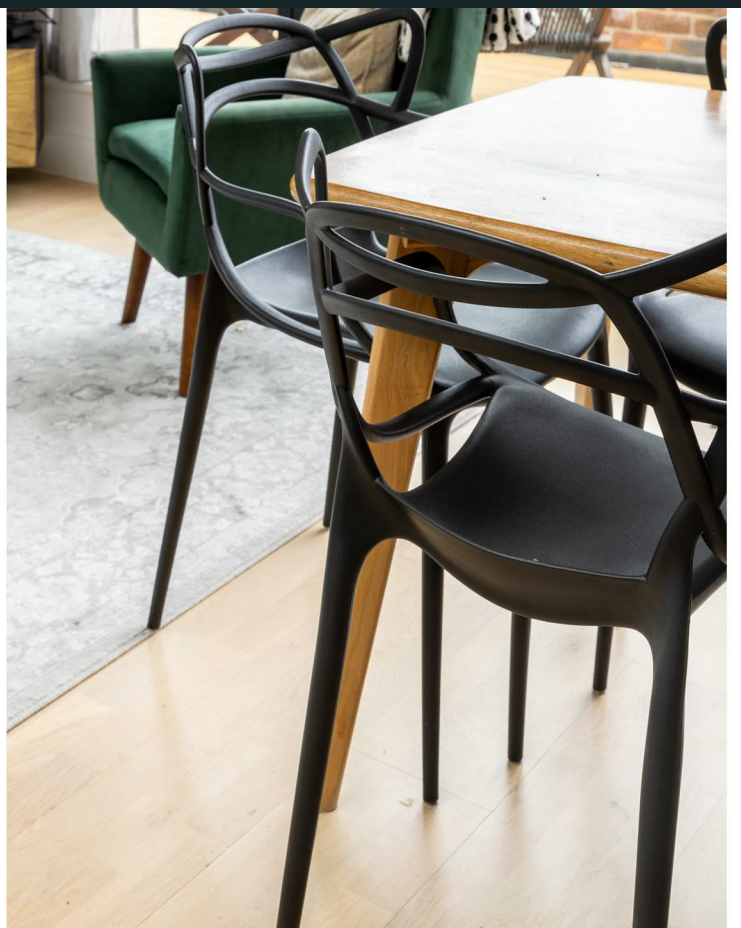
It's a location that gives you the best of Brighton - close to the action, but easy to retreat from it too.

Transport links

Located a short eight-minute walk from Brighton mainline station, this property is well-situated for London commuters or those who like to get out of the city on occasion. London Bridge can be reached directly in just under an hour and ten minutes and Gatwick Airport in half an hour. Local buses run on the road just outside the property to all parts of the city.

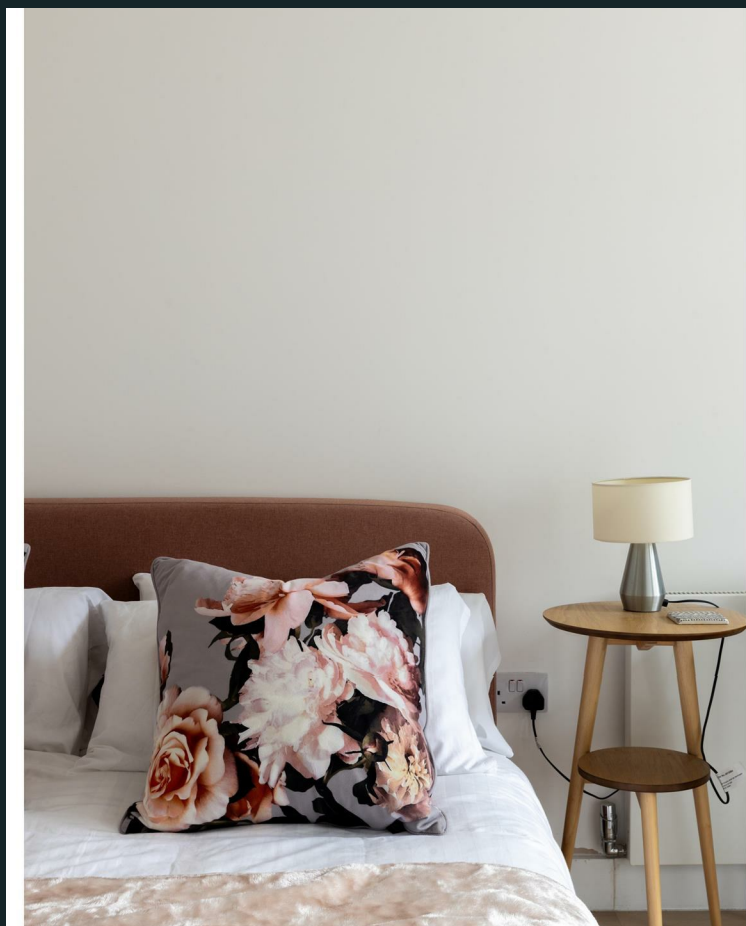
Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.



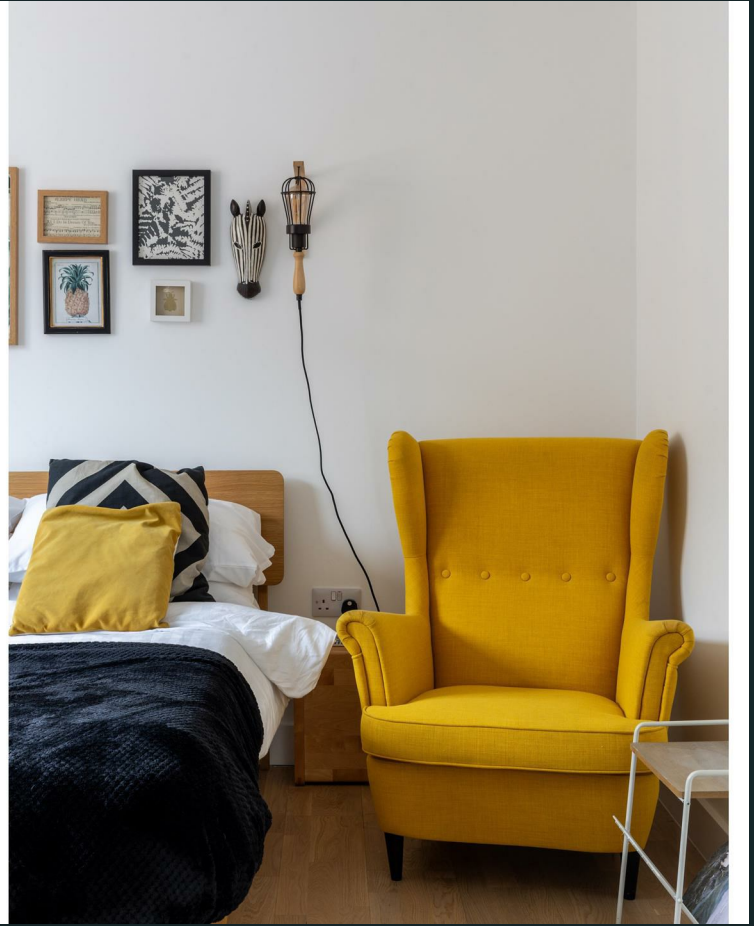




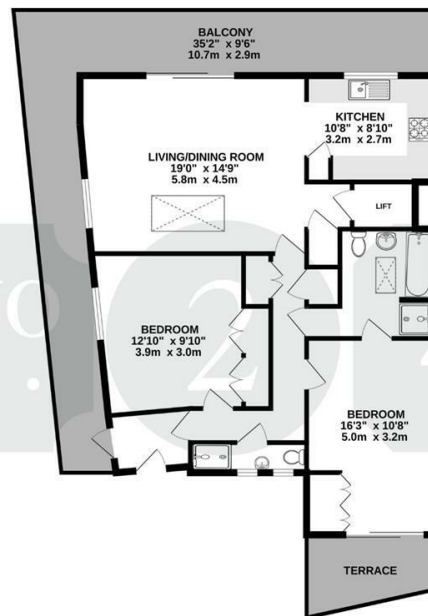








THIRD FLOOR



TOTAL FLOOR AREA: 990sq ft (91.0 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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