



## FLAT 3, 73 QUEENS PARK ROAD BRIGHTON, BN2 0GJ

£220,000  
SHARE OF FREEHOLD

Fantastic one bedroom top floor apartment within ½ mile of Brighton city centre and close to Queens Park. This property benefits from a great layout, spacious accommodation and neutral décor throughout. The accommodation comprises; open plan kitchen / living with modern fitted kitchen, double bedroom and bathroom. The property further benefits from being no onward chain and a share of freehold.

The property is located seconds away from the highly desirable Queens Park. The apartment would suit commuters with good transport links to Brighton City Centre. The home is a short stroll away from the seafront and Kemp Town Village. The regeneration of the seafront now boosts the stylish "Soho House", Sea Lanes which offer a stepping stone to the sea with well-being events and exercise facilities. Brighton Pier and the vast array of bars and restaurants. Excellent schools Brighton College and catchment for St Lukes.

Nicholas  
James

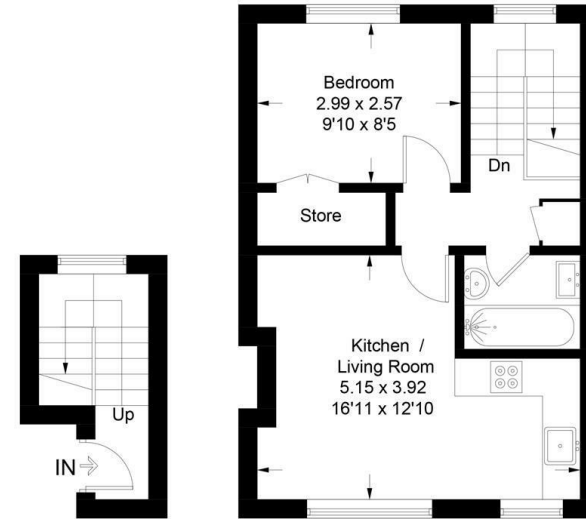
SALES LETTINGS AUCTIONS





### Flat 3, 73 Queens Park Road

Approximate Gross Internal Area = 43.7 sq m / 470 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1208122)

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			
		39	60

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

Hove Lettings  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

Nicholas  
James

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