

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: [brighton@psandb.co.uk](mailto:brighton@psandb.co.uk)

[www.psandb.co.uk](http://www.psandb.co.uk)



## Waterloo Street, Hove, East Sussex BN3 1AQ

### £1,350 PCM

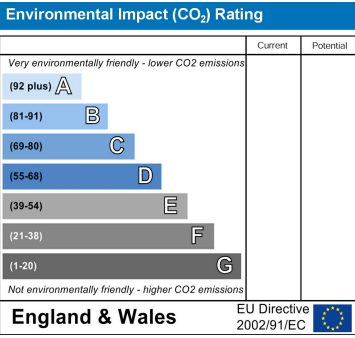
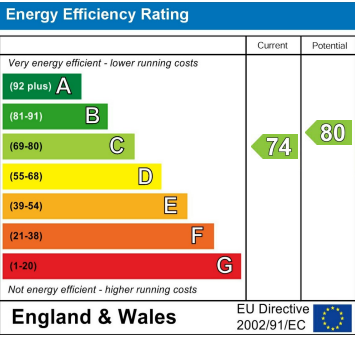
This SPACIOUS AND BRIGHT, fully furnished, two double bedroom apartment is situated on the raised ground floor of a well-maintained period conversion, ideally located moments from the Brighton & Hove seafront and the vibrant amenities of Western Road. This sought-after neighbourhood offers an energetic blend of independent cafés, boutique shops, supermarkets, and excellent transport links, while being just a short walk from the scenic promenade and beach.

The property features a modern OPEN-PLAN LIVING ROOM and kitchen, finished to a high standard and equipped with an electric oven, hob, fridge/freezer, and ample storage. Both double bedrooms are generously sized, with the principal bedroom boasting a LARGE EN-SUITE BATHROOM complete with a shower over the bath and a separate utility area. The main bathroom is elegantly tiled floor-to-ceiling and includes a shower over the bath.

Additional benefits include GAS CENTRAL HEATING, under-stair storage cupboards, and tasteful furnishings throughout. The surrounding area is well known for its lively yet welcoming atmosphere, strong sense of community, and easy access to Brighton's cultural landmarks, green spaces, and seafront leisure activities.

Offered fully furnished and available end of February 2026.





**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 000**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**  
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent