



## Queens Gardens, Brighton

Guide price £550,000 to £600,000

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# Queens Gardens, Brighton, BN1 4AR

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Situated in the heart of North Laine, this charming town house in Queens Gardens offers a delightful blend of period elegance and modern convenience. With its striking architectural features and attractive façade, this home is sure to capture your heart.

Arranged over three floors, the property boasts a versatile layout that includes two spacious double bedrooms with potential arrangement as four double bedrooms, kitchen diner, living room and an additional attic space. The ground floor features a split-level design with beautifully waxed original floorboards, leading to a lovely rear courtyard garden. This south-west facing outdoor space is adorned with fragrant jasmine and delicate climbing plants, making it ideal for summer relaxing or evening entertaining, complete with exterior lighting.

The ground floor living room is adaptable, offering the option to divide into two additional bedrooms if desired. Additionally, there is a utility area and stylish bathroom also on this level.

Stairs lead to the well-appointed open plan bespoke kitchen with quality solid wood surfaces, dining space and cosy seating area on the lower ground floor. This great space has built-in storage for added convenience and there is attractive limestone flooring throughout.

On the upper floor, two double bedrooms provide ample space and comfort, while the access to the boarded attic space with Velux window and radiator, adds further versatility to the property. This well-maintained home built in 1850 offers many original features, including original doors, fittings, banisters, floorboards and refurbished sash windows, with some being double glazed, as well as insulated loft and walls, ensuring energy efficiency and comfort throughout the seasons.

Offered with no onward chain, this property presents a wonderful opportunity for those seeking a charming residence in one of Brighton's most sought-after locations.

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## Location

Queens Gardens is a quiet one way street in a fantastic central location leading south from Gloucester Road to North Road. This cultural quarter of Brighton has an array of eclectic cafes, independent shops, markets and Bazaar. The property has easy access to the beach, Brighton Pavilion, museums and theatres. Brighton has many festivals and cultural events throughout the year so from this location you will have easy access with minimal travel required.

The mainline Brighton Station is approximately 0.2 miles in distance, Churchill Square offers a further range of high street shops and a food court, in addition, regular bus links provide access to all parts of the city and beyond.

## Additional Information

EPC rating: C

Internal measurements: 1,066 Sqft / 99.2 Sqm

Tenure: Freehold

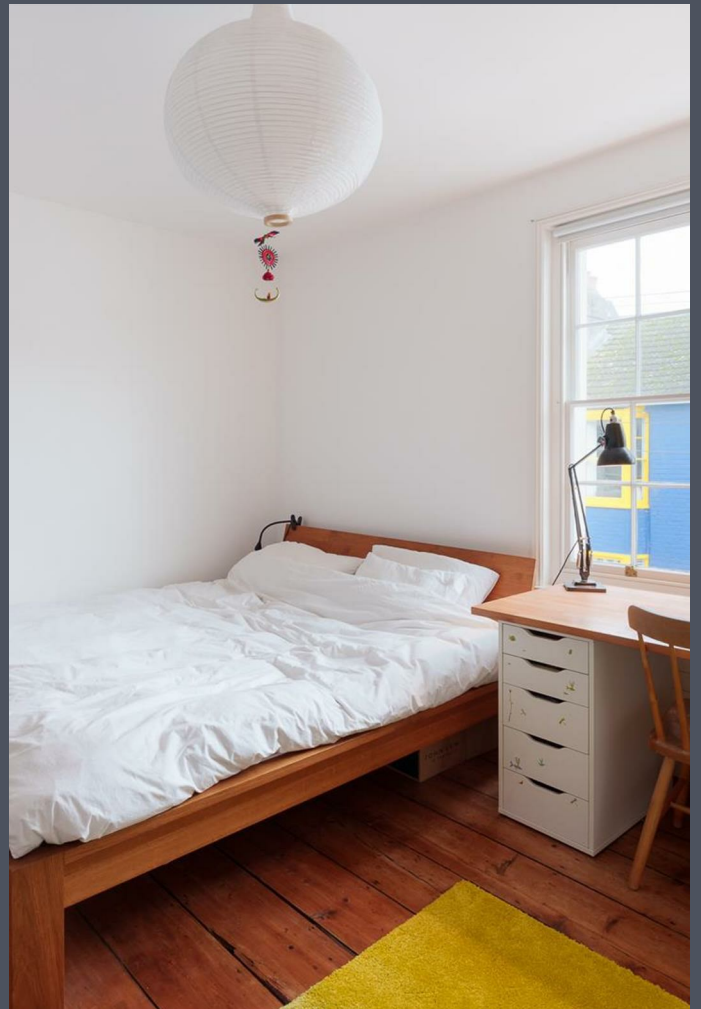
Council tax band: D

Parking zone: Y

Conservation Area: North Laine









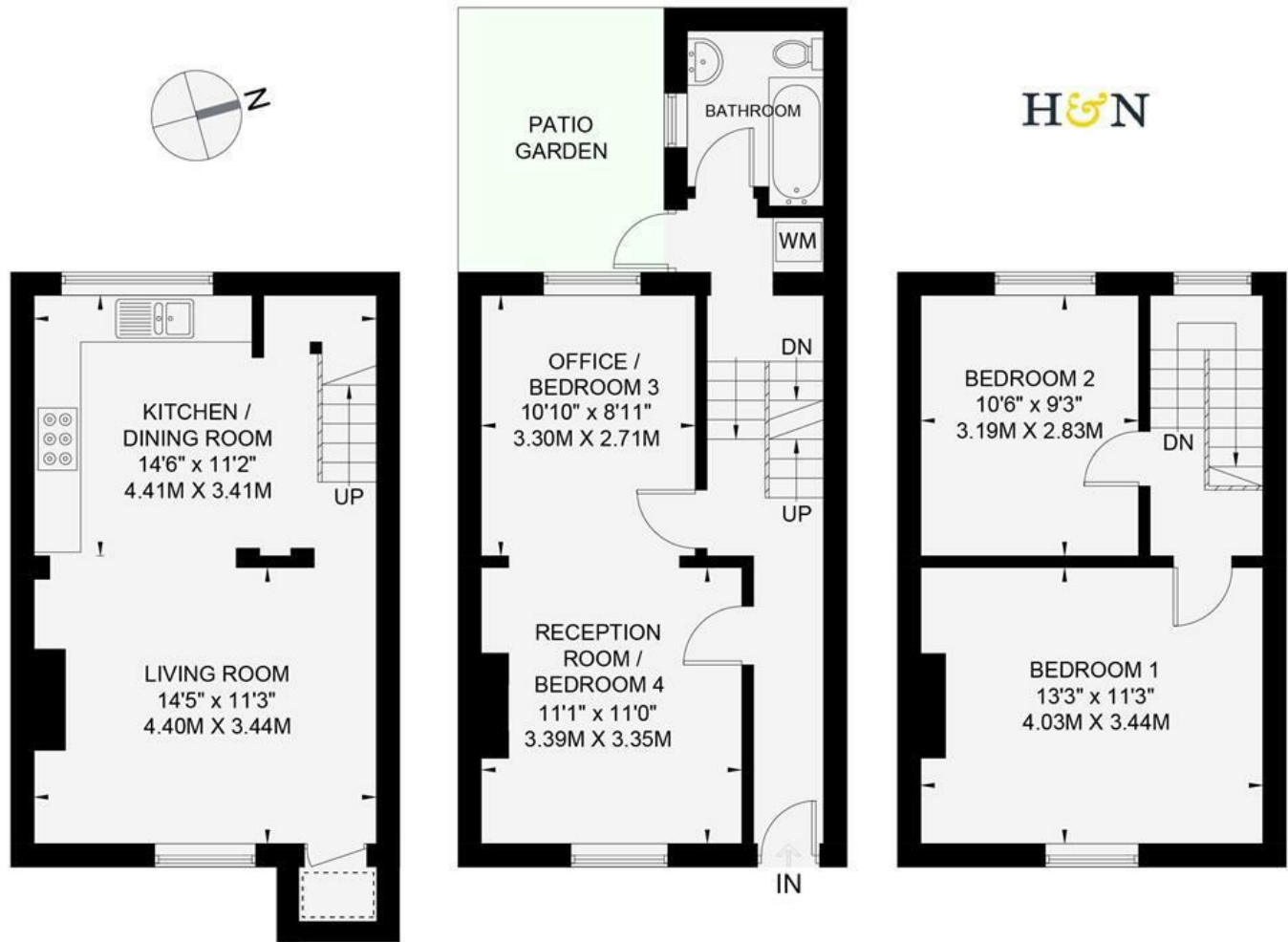
# QUEENS GARDENS

Approximate Gross Internal Area

99.2 sq m / 1066 sq ft

Including Limited Use Area Of

2.3 sq m / 24 sq ft



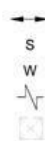
**Lower Ground Floor**  
30.2 sq m / 325 sq ft

**Ground Floor**  
36.5 sq m / 392 sq ft

**First Floor**  
30.2 sq m / 325 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Measuring Points (CH)  
Storage Cupboard (T)  
Fitted Wardrobes (FF)  
Garden Shortened for Display (B)  
Skylight

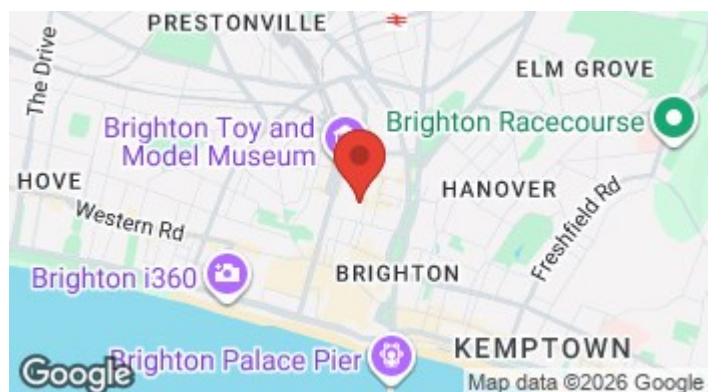
Ceiling Height  
Hot Water Tank  
Integrated Fridge / Freezer  
Head Height Below 1.5m  
Boiler

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