

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

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Model Dwellings, Brighton, East Sussex BN1 1UW £1,600 PCM

Superbly situated and **RECENTLY REDECORATED** throughout, this well-presented three double bedroom apartment occupies the second floor of a modern residential development, ideally positioned between the North Laine district and Brighton Mainline Station. The property is finished to a high standard and offers well-balanced accommodation throughout.

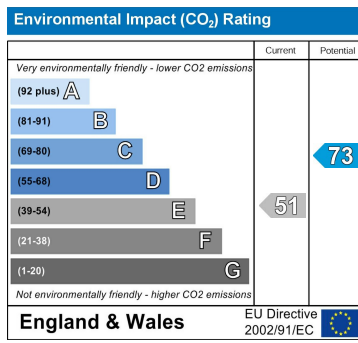
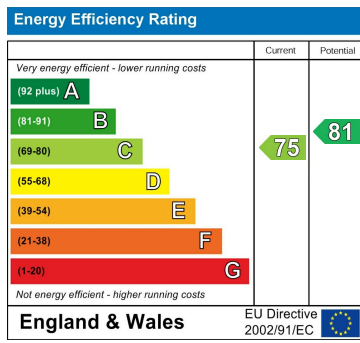
The apartment comprises three **GENEROUSLY SIZED** double bedrooms, a contemporary floor-to-ceiling tiled shower room with vanity unit, and a separate modern kitchen fitted with an electric oven and hob, fridge/freezer and washing machine. A compact yet functional reception room provides additional living space.

Further benefits include wooden flooring throughout, **GAS CENTRAL HEATING**, lift access within the building and a communal bicycle store.

The property is perfectly located within the vibrant North Laine district, renowned for its eclectic mix of independent shops, cafés, restaurants and cultural attractions, while also offering easy access to Brighton seafront, city centre amenities and **EXCELLENT TRANSPORT LINKS**.

Offered unfurnished and available immediately.





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

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