

32 Queens Road, Brighton, BN1 3YE

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EST 1825
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Evolving Property

Kensington Street, Brighton, East Sussex BN1 4AJ £1,950 PCM

Beautifully presented and **TASTEFULLY FURNISHED**, this exceptional two double bedroom townhouse is ideally located in the heart of the sought-after North Laine district. The area offers a vibrant and bohemian atmosphere, renowned for its eclectic mix of independent cafés, vintage clothing boutiques and artisan jewellery stalls, with Kensington Gardens situated just behind Kensington Street.

The accommodation is arranged over three floors and is thoughtfully designed throughout. The ground floor comprises a welcoming entrance hallway leading to a **GENEROUSLY SIZED TWIN BEDROOM**, benefiting from a large storage cupboard/walk-in wardrobe and a modern en-suite bathroom featuring a raindrop shower over the bath. Stairs lead to the first floor, which offers a **SPACIOUS AND BRIGHT OPEN-PLAN** living and kitchen area. The kitchen is fully equipped with an oven, gas hob, integrated dishwasher, washing machine/dryer, microwave and additional appliances, complemented by a breakfast bar seating area. Sliding doors provide direct access to a small private patio area, ideal for outdoor use.

The top floor hosts the **SECOND LARGE DOUBLE BEDROOM**, boasting high ceilings and a contemporary shower room with heated towel rails, along with access to a second compact private roof terrace. The property further benefits from modern furnishings throughout, **GAS CENTRAL HEATING** and an enviable central Brighton location.


Offered fully furnished and available for immediate occupation.




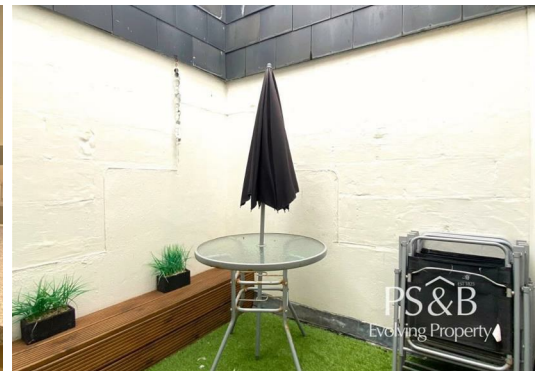
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	88
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 		



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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