

32 Queens Road, Brighton, BN1 3YE

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

www.psandb.co.uk



Model Dwellings, Brighton, East Sussex BN1 1UW £1,400 PCM

This exceptionally well-located two-bedroom apartment, situated on the third floor of a modern development in the heart of Brighton is perfectly positioned between the vibrant North Laine district and Brighton Station, this property offers both convenience and style.

The apartment features a BRIGHT AND SPACIOUS east-facing reception room, providing an abundance of natural light throughout the day. The CONTEMPORARY KITCHEN is fitted with modern appliances, including a halogen hob, integrated oven, fridge/freezer, and washing machine, designed to complement a sleek and functional layout.

Accommodation comprises two GENEROUSLY PROPORTIONED double bedrooms, each benefiting from large windows that create a light and airy atmosphere. The modern shower room is finished to a high standard with floor-to-ceiling tiling and includes a heated towel rail for added comfort.

Further benefits include double-glazed windows throughout, GAS CENTRAL HEATING, and access to a secure communal bike store. The building also offers lift access, ensuring ease of movement, and is located in one of Brighton's most sought-after areas, with an array of shops, cafes, restaurants, and cultural attractions right on your doorstep.

This property represents an ideal opportunity for professionals or commuters seeking a stylish home in a prime central location.

Offered unfurnished and available from 23rd February 2026.



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		
	76	82
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		
	83	86
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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