



# Flat 1, 31 Queens Road

Brighton, BN1 3XA

**Offers over £180,000**

NO ONWARD CHAIN!

Situated in the heart of central Brighton, this well presented one-bedroom first-floor apartment combines period charm with modern convenience, just seconds from Brighton Railway Station and within easy reach of the city's many amenities.

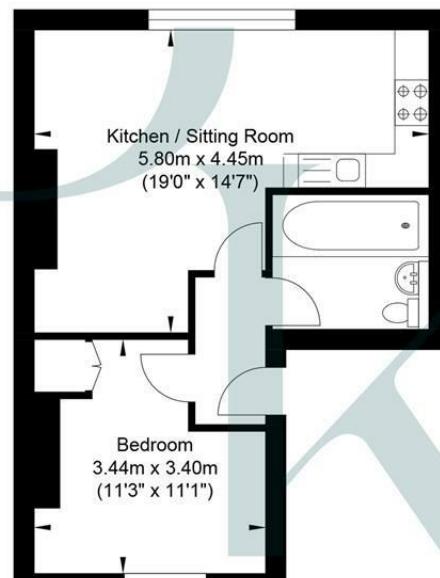
The property boasts a bright and spacious open-plan kitchen and living area, where large sash windows flood the space with natural light. High ceilings and a feature fireplace add character, while the well-designed fitted kitchen offers excellent storage and workspace, complete with integrated appliances. The generous double bedroom feels airy and inviting, enhanced by a large window, and a stylish bathroom with a full-sized bath and overhead shower completes the accommodation.

Residents can also enjoy access to a private communal courtyard, ideal for a morning coffee or simply enjoying the outdoors.

Perfectly positioned on Queens Road, the apartment enjoys unbeatable access to Brighton's mainline station with fast connections to London and the South East. The seafront is a short walk away, while the vibrant North Laine, with its eclectic mix of independent shops, cafés, and restaurants, lies on the doorstep, alongside the extensive facilities of Churchill Square.



## Queens Road



First Floor  
Approximate Floor Area  
959.17 sq ft  
(37.73 sq m)

Approximate Gross Internal Area = 37.73 sq m / 406.12 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson  
Keehan