



## Queens Road, Brighton, BN1 3XA

£1,300 Per month



- Central Brighton location
- Spacious one bedroom apartment
- Modern bathroom and kitchen
- Communal patio

- Period features
- First floor flat
- Moments from Brighton main line station
- New carpets throughout

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### Summary

This charming 1 bedroom apartment is conveniently located in the heart of Brighton, just minutes from the vibrant town centre and the beautiful beach. Perfect for those who want to experience the best of Brighton, you'll have easy access to local shops, restaurants, and all the attractions this lively city has to offer.

The property features a spacious West facing living room, and a separate modern kitchen creating a welcoming space for relaxing or entertaining. Double bedroom located at the rear of the property. New carpets will be laid throughout. A communal patio area is available, providing a peaceful outdoor retreat.

With Brighton Station just a short stroll away, commuting or exploring the surrounding areas is made easy. Don't miss out on the chance to live in such a desirable location.

### Kitchen

Large modern high gloss kitchen. No white goods included but space and plumbing for a washing machine. Gas hob.

Council Tax - A  
Parking Zone - Y  
EPC - C

### Bedroom

Spacious bright double bedroom. With gas central heating. Located at the rear of the property.

### Bathroom

Modern gloss bathroom suite with full sized bath tub and over head shower. Mirrored cabinet and storage under hand basin.

### Living Room

Large East facing living room with sash windows and feature fire place. High ceilings and neutral decor.

### Useful Information

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

