



## Flat 3, 47 Queens Road, Brighton, BN1 3XB

Greenways Property are pleased to offer this beautifully presented two-bedroom, top floor flat in the heart of Brighton city centre, offering bright, modern living just moments from Brighton Station and the seafront. Stylishly finished throughout, this property is ideal for first-time buyers, commuters, or investors seeking a prime central location.

Guide price £250,000

# Flat 3, 47 Queens Road, Brighton, BN1 3XB



- Prime central Brighton location
- Contemporary fitted kitchen with ample storage
- Walking distance to Brighton Station
- Two well-proportioned bedrooms
- Modern bathroom finished to a high standard
- Vacant possession
- Bright and spacious open-plan living area
- 103 years remaining on lease

## Communal Entrance

well maintained communal access, stairs leading to the private flat entrance.

## Entrance Hall

10'5" (3.18m)

'L' shaped hall providing access to all principal rooms.

## Open Plan Reception

16'0" x 10'11" (4.88m x 3.33m)

Bright living space with easterly aspect windows overlooking Queens Road, open vaulted ceiling with additional storage above and Velux window: the space opens into the kitchen area.

## Kitchen Area

Modern fitted kitchen with worktops, floor and wall-mounted units, cooker and hob, and space for appliances.

## Bedroom One

12'5" x 8'10" (3.8m x 2.7m)

Spacious principal bedroom with built-in cupboard housing boiler. Westerly aspect window to the rear.

## Bedroom Two

8'3" x 7'10" (2.54m x 2.39m)

Well-sized second bedroom with raised storage area and westerly aspect window.

## Bathroom

9'2" x 4'8" (2.8m x 1.44m)

Modern bathroom suite finished to a high standard with shower over bath and Velux window.

## Other Information

Tenure: Leasehold

Lease: 103 years remaining

Service Charge: TBC per annum

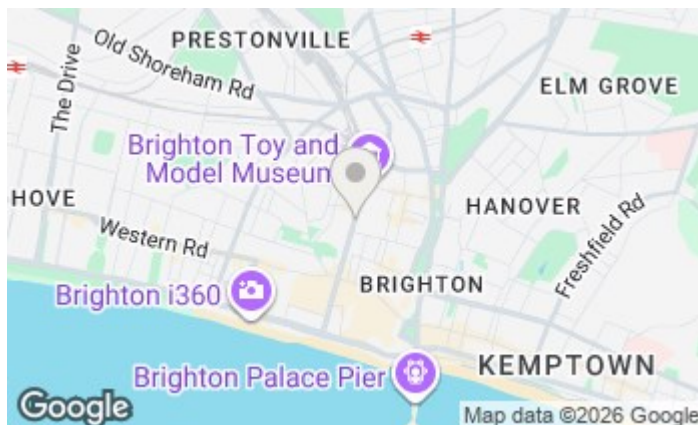
Reserve Fund: TBC per annum

Total Annual Charges: TBC per annum

Ground Rent: TBC per annum

Council Tax: Band A – Brighton & Hove City Council

Parking: Parking Zone Y

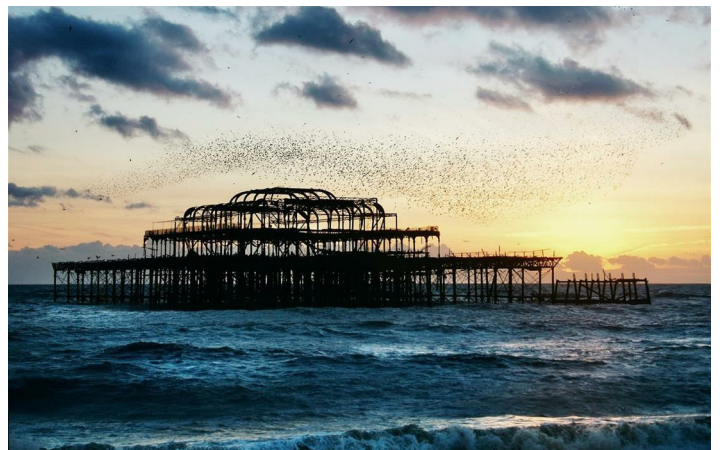


## Directions

From Brighton mainline railway station head south on Queens Road and number 47 is approx 100m on your right hand side.

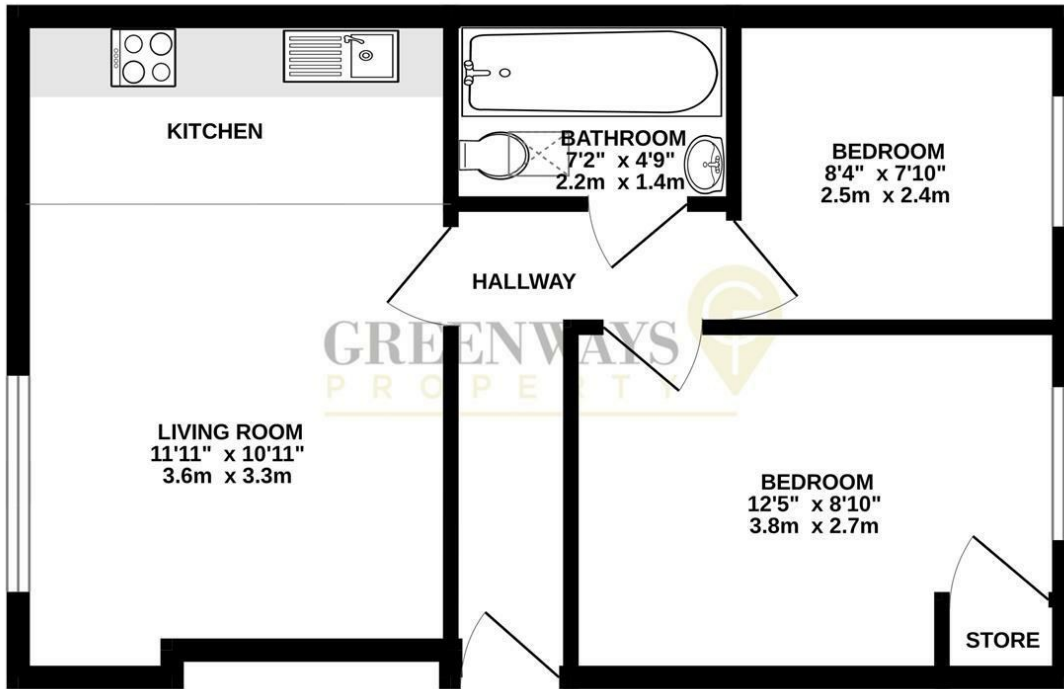
01273 28 68 98

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**SECOND FLOOR**  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	