



151 Queensway, Brighton, BN2 0FB

Guide price £220,000 Leasehold

A well Presented, BRIGHT, 2ND FLOOR, 1 DOUBLE BEDROOM FLAT located by Brighton Racecourse. The property has a MODERN KITCHEN AND BATHROOM, gas heating, PANORAMIC VIEWS, double glazed windows, and an EXTERNAL STORAGE UNIT. Energy Rating: C74 Exclusive to Maslen Estate Agents.

Entrance Porch

Front door, double glazed windows to side with far-reaching views across Brighton towards the sea.

Inner Hallway

Door, wall mounted cupboard housing electric meter & fuse box, tiled flooring, radiator.

Lounge

Dual aspect with double glazed windows overlooking the front with panoramic views across Brighton towards the sea, additional double glazed window to side, 2 radiators, fireplace recess, laminate flooring.

Kitchen

Fitted kitchen comprising wall & base units with worktop surfaces, inset 1 1/2 bowl sink & drainer with mixer tap, inset stainless steel 4 ring gas hob with oven below & cooker hood over, integrated washing machine, tiled splashback, laminate flooring, appliance space for fridge/freezer, cupboard housing boiler, double glazed window to side.

Bedroom

Double glazed window overlooking the rear, radiator.

Bathroom

Fitted with the white bathroom suite to comprise enclosed panelled shaped bath with mixer tap & shower attachment, pedestal wash basin with mixer tap, low-level W/C with push button flush, chrome ladder style heated towel rail, tiled flooring & walls, opaque windows.

Outside

A secure brick built storage unit with a designated storage cage for each of the flats in the block.

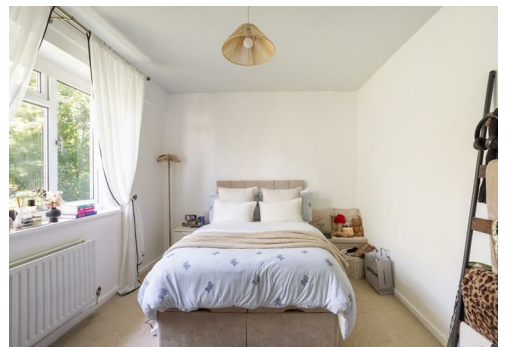
Approx Floor Area

51.3 sq.m. (558.1 sq.ft.)

Parking Zone I

Council Tax Band A

V1



Top Floor



Total area: approx. 51.3 sq. metres (551.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

Queensway

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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

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