

32 Queens Road, Brighton, BN1 3YE

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

www.psandb.co.uk



## Kensington Gardens, Brighton, East Sussex BN1 4AL £1,350 PCM

This RECENTLY RENOVATED two-bedroom maisonette is ideally located in the heart of the North Laines, set amongst the vibrant atmosphere of one of Brighton's most sought-after and characterful districts. Positioned moments from an eclectic mix of independent shops, cafés, and restaurants, the property also benefits from close proximity to Brighton Station and excellent local amenities.

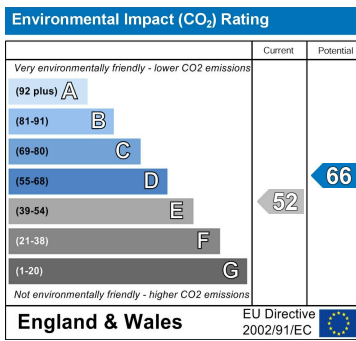
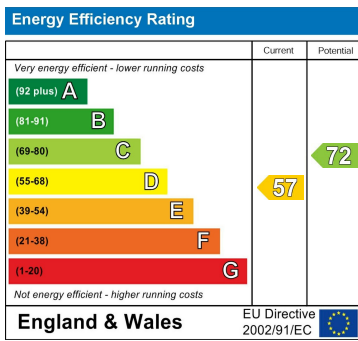
The accommodation is arranged over two upper floors and is accessed via a private ground-floor street entrance. Upon entry, a narrow hallway provides practical coat hanging space and leads to stairs rising to the first floor. This level comprises a modern fitted kitchen equipped with an electric hob and oven, plumbing for a washing machine, and a brand-new under-counter fridge/freezer. The living room features a LARGE BAY WINDOW overlooking the lively surroundings of Kensington Gardens, offering an abundance of natural light, alongside a separate WC for convenience.

The second floor offers a BRIGHT AND SPACIOUS double bedroom to the front, a further single bedroom or home office to the rear, and a modern shower room fitted with a shower cubicle.

The property has been fully redecorated throughout, benefiting from new flooring, neutral décor, and GAS CENTRAL HEATING, creating a clean, contemporary living space.

An excellent opportunity to secure a well-presented home in one of Brighton's most vibrant and central locations.





**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

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: [brighton@psandb.co.uk](mailto:brighton@psandb.co.uk)

[www.psandb.co.uk](http://www.psandb.co.uk)