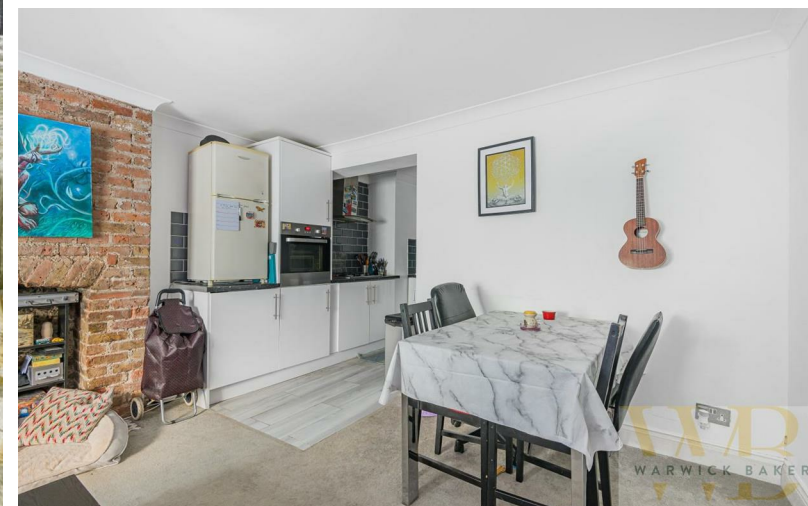




Basement Flat 1 3, Queen Square | | Brighton | BN1 3FD





## Basement Flat 1 3, Queen Square | | Brighton | BN1 3FD

Offers In Excess Of £269,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE LOWER GROND FLOOR FLAT. LOCATED IN THE HEART OF FORMING PART OF A PERIOD BUILDING LOCATED IN THE HEART OF THE CITY CENTRE. CHURCHILL SQUARE SHOPPING CENTRE AND BRIGHTON PROMENADE ARE WITHIN 200 METRES. THE PROPERTY BENEFITS FROM A PRIVATE STREET ENTRANCE, 27' ENTRANCE HALL, TWO BEDROOMS, 19' LOUNGE, MODERN AMERICAN STYLE KITCHEN, MODERN PART TILED BATHROOM AND 19' SECLUDED COURTYARD. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- PRIVATE STRET ENTRANCE
- TWO BEDROOMS
- IDEAL FOR BUY TO LET INVESTORS
- 27' ENTRANCE HALL
- MODERN BATHROOM
- NO UPWARD CHAIN
- 19' LOUNGE
- 19' SECLUDED COURTYARD
- MODERN AMERICAN STYLE KITCHEN
- IDEAL FOR FIRST TIME BUYERS

## PRIVATE STREET ENTRANCE

Part frosted glazed door leading to:

## ENTRANCE HALL

27'4" in length (8.34 in length)

Electric radiator, dado rail, door giving access to radiator housing hot water cylinder.

Door off entrance hall to:

## LOUNGE

19'0" x 13'0" (5.81 x 3.97)

Original sash window to the front, feature exposed brick chimney breast and fireplace, electric radiator.

Archway off lounge to:

## KITCHEN

10'3" x 5'6" (3.14 x 1.69)

Comprising 1 1/4 bowl ceramic sink unit with mixer tap inset into granite effect work top, storage cupboards under, tiled splash back, complimented by matching wall units over, adjacent matching granite effect work top with inset stainless steel gas four ring hob, storage cupboards under, tiled splash back, stainless

steel and glass canopied extractor hood over, built in ' ZANUSSI ' electric oven to the side, storage cupboard under and over, further matching granite effect work top to the side, storage cupboard under, built in fridge to the side, space and plumbing for washing machine to the side, tiled splash back, complimented by matching wall units over, tiled flooring, spot lighting over.

Door off entrance hall to:

## BEDROOM 1

13'6" x 8'10" (4.12 x 2.70)

Original sash window to the side, electric radiator.

Frosted glazed door off bedroom 1 to:

## COURTYARD

19'0" x 6'10" (5.80 x 2.09)

Laid totally to brick patio, totally enclosed by high walls.

Door off entrance hall to:

## BEDROOM 2

10'8" x 5'10" (3.27 x 1.79)

Original sash window to the rear, electric radiator.

Door off entrance hall to:

## BATHROOM

Being part tiled, comprising bath with contemporary style mixer tap with separate shower attachment, shower rail and curtain, wall mounted wash hand basin with contemporary style mixer tap, double doored storage cupboard under, low level wc, heated hand towel rail, further built in storage cupboard with display shelving over, extractor fan, tiled flooring.

## OUTGOINGS

SHARE OF FREEHOLD

MAINTENANCE:- £600 PER ANNUM

GROUND RENT:- NON APPLICABLE


LEASE:- REMAINDER OF 999 YEAR LEASE

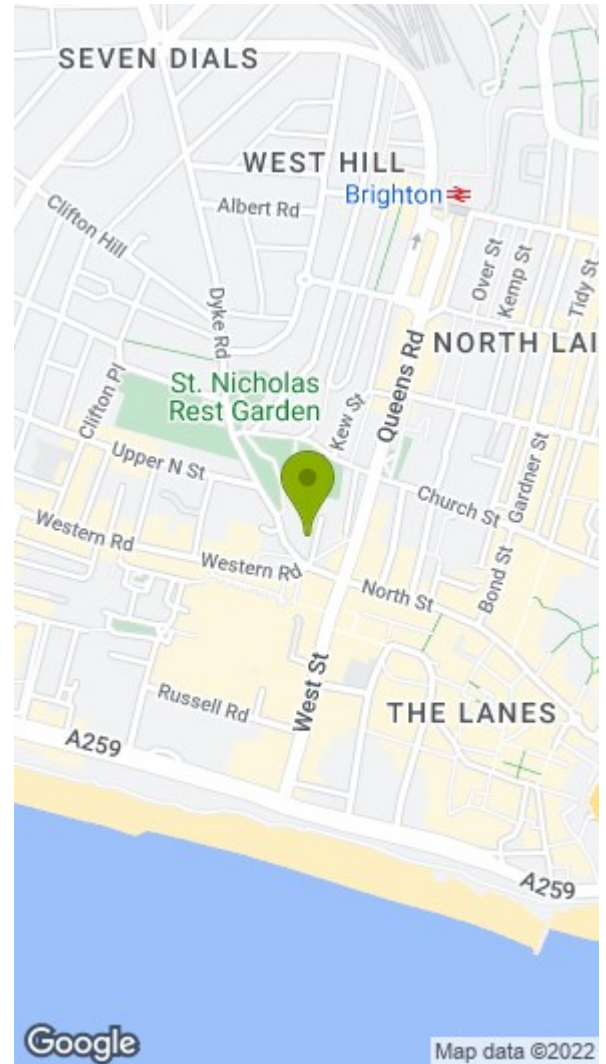


# Queen Square, Brighton, BN1

Approximate Area = 589 sq ft / 54.7 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 857020



## Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	45