



## Queensway, Brighton



Offers Over  
£280,000  
Leasehold

- TWO BEDROOM  
MAISONETTE
- OUTSTANDING SEA  
VIEWS
- SEPARATE KITCHEN
- GOOD DECORATIVE  
ORDER THROUGHOUT
- SOUTH FACING  
BALCONY

Robert Luff & Co are delighted to bring to market this spacious two bedroom maisonette situated on the East side of Brighton. Located in Queensway this apartment is within easy reach of the bustling shops and cafes of Kemp Town. Conveniently located for those who work at the Royal Sussex County Hospital; the green open spaces of East Brighton Park and a choice of popular local schools are nearby. Accommodation comprises; Entrance hall, living room, kitchen, two double bedrooms and bathroom. Other benefits include; stunning sea views and south facing balcony.

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

**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

### Under Stair Storage

### Living Area 16'47 x 11'93 (4.88m x 3.35m)

Double glazed window to front and rear. Door to south facing balcony. Radiator. Sea Views.

### Kitchen 11'96 x 6'76 (3.35m x 1.83m)

Fitted kitchen with matching wall and base units. Worktop incorporating stainless steel sink/drainage unit. Oven, gas hob and extractor fan. Space for fridge/freezer and washing machine. Double glazed window to rear with sea views.

### Stairs to first floor

### Bedroom One 13'67 x 12'06 (3.96m x 3.81m)

Double glazed window to rear with sea views. Built in storage cupboard. Radiator.

### Bedroom Two 11'91 x 10'56 (3.35m x 3.05m)

Double glazed window to rear with sea views. Radiator.

### Bathroom

Bath with shower overhead. WC. Wash hand basin. Storage cupboard. Radiator. Double glazed window to front.

### AGENTS NOTES

Tenure: Leasehold - 92 years remaining

Service Charge: £72 PCM

Council Tax: B

EPC: C

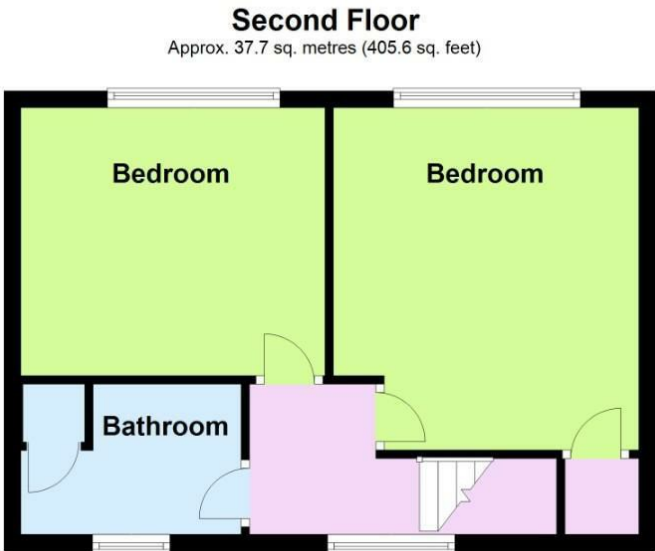
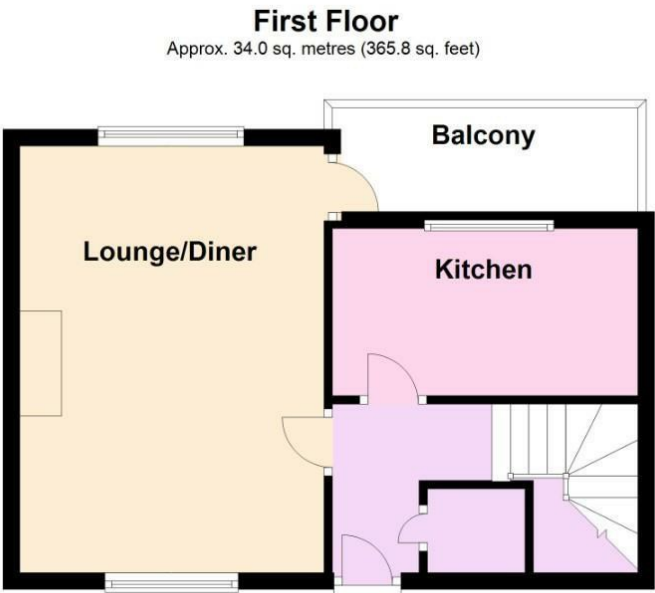




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Total area: approx. 71.7 sq. metres (771.4 sq. feet)

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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