



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.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff
& Co**
Sales | Lettings | Commercial



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/drainer 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



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.roberluff.co.uk



28 Blatchington Road, Hove, East Sussex, BN3 3YU
T: 01273 921133 E: www.robertluff.co.uk

Floorplan



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 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 | |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.