



## Queens Road, Brighton, BN1 3XA

£1,000 Per month



- Central Brighton Location
- Minutes from Brighton Beach
- Communal Patio

- Close to Brighton Station
- Double Bedroom
- Open Plan Kitchen Living room

# Queens Road, Brighton, BN1 3XA

## £1,000 Per month



### Summary

This charming 1 bedroom apartment is conveniently located in the heart of Brighton, just minutes from the vibrant town centre and the beautiful beach. Perfect for those who want to experience the best of Brighton, you'll have easy access to local shops, restaurants, and all the attractions this lively city has to offer.

The property features a spacious open-plan kitchen and living room, creating a welcoming space for relaxing or entertaining. Double bedroom featuring bright bay window. A communal patio area is available, providing a peaceful outdoor retreat.

With Brighton Station just a short stroll away, commuting or exploring the surrounding areas is made easy. Don't miss out on the chance to live in such a desirable location – a true gem in the heart of Brighton!

### Open Plane Lounge and Kitchen

17 x 14 (5.18m x 4.27m)

Large Bay Window, neutrally decorated. Kitchen comprising of Oven and Gas hob, white goods not included.

### Bedroom

12'5 x 10 (3.78m x 3.05m)

Double Bedroom, Large bay window over looking communal patio at the rear of property.

### Bathroom

Half bath with Shower over head, Basin, w/c

### Useful Information

Council Tax - A

EPC - C

Parking Zone - Z

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

