



Queens Place, Hove, BN3 2LT
£1,450 Per month

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Priors are pleased to offer this beautifully modernised first-floor Mews flat, ideally located in the heart of central Hove.

With contemporary fittings throughout, the property has been finished to a high standard and is available on an un-furnished basis. The well-planned accommodation offers a spacious lounge, a bright and airy kitchen-breakfast room, and two comfortable double bedrooms – perfect for modern living.

Queens Place is an attractive and unique mews, nestled between First and Second Avenue, offering a blend of residential and commercial properties. The bustling Church Road is just a stone's throw away, providing excellent local shopping options, popular pubs, vibrant bars, trendy restaurants, independent coffee shops, and artisan bakeries. Hove's renowned beaches and scenic seafront lawns are also within easy reach.

Viewing is highly recommended to fully appreciate the charm and convenience this property has to offer.

Entrance Hall, Stairs & Landing

PLEASE NOTE- The stairs up to this flat are very steep

Kitchen- Breakfast Room

11'8 x 9'10 (3.56m x 3.00m)

Newly fitted with grey Hi-Gloss units at base and eye level comprising a comprehensive range of cupboards, drawers and working surfaces.

Built in oven, hob and extractor fan. Fridge-freezer and plumbing for washing machine. There is space for a small table and 2 chairs. Useful larder / store cupboard.

Lounge

14 x 9 (4.27m x 2.74m)

A good size living space at the front of the building, overlooking the mews.

Bedroom One

12'6 x 10'9 (3.81m x 3.28m)

Bright spacious room with large velux window.

Bedroom Two

11'9 x 8'9 (3.58m x 2.67m)

Good size double room, velux window.

Bathroom

Modern white suite. Tub with shower over. Vanity unit and 'ladder rack' style heated towel rail.

Separate WC

Other Information

EPC Rating- D

Parking Zone- N

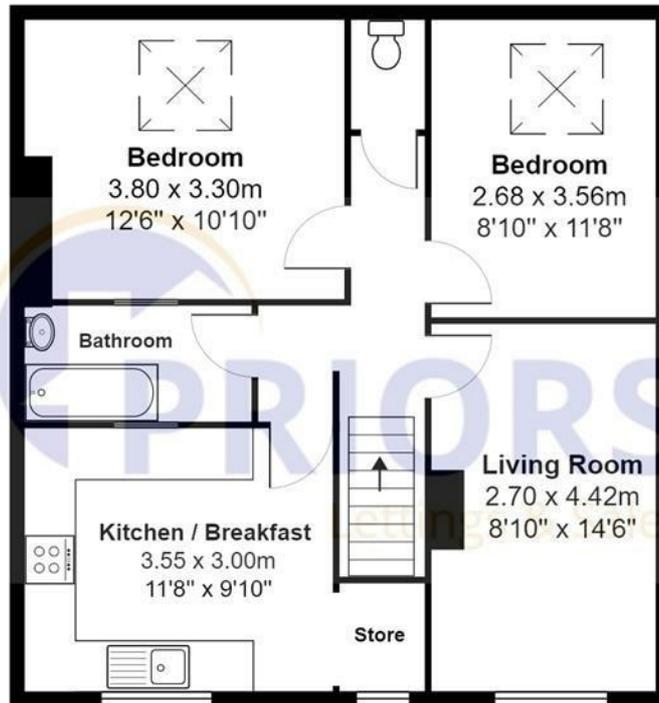
Council Tax Band- A



90 Western Road, HOVE, BN3 1GG
T. 01273 772385 / @.agency@wmprior.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor Flat

Total Area: 60.9 m² ... 656 ft²

All measurements are approximate and for display purposes only

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