



**Guide Price**  
**£180,000**

**Leasehold**

1x  1x  1x 

**Queens Road, Brighton,  
East Sussex, BN1**

**cubitt&west**  
Helping you move forwards



## Main features

- This quaint studio flat has ample room for living and sleeping
- Newly redecorated throughout
- Private gated rear patio garden, with rear access
- Central location, close to Brighton train station, shops and seafront
- Cash buyers only, chain free

## Accommodation

### GROUND FLOOR

Bedroom/Living Room : 17'2 x 9'1  
(5.24m x 2.77m)

Kitchen: 8'6 x 5'4 (2.59m x 1.63m)

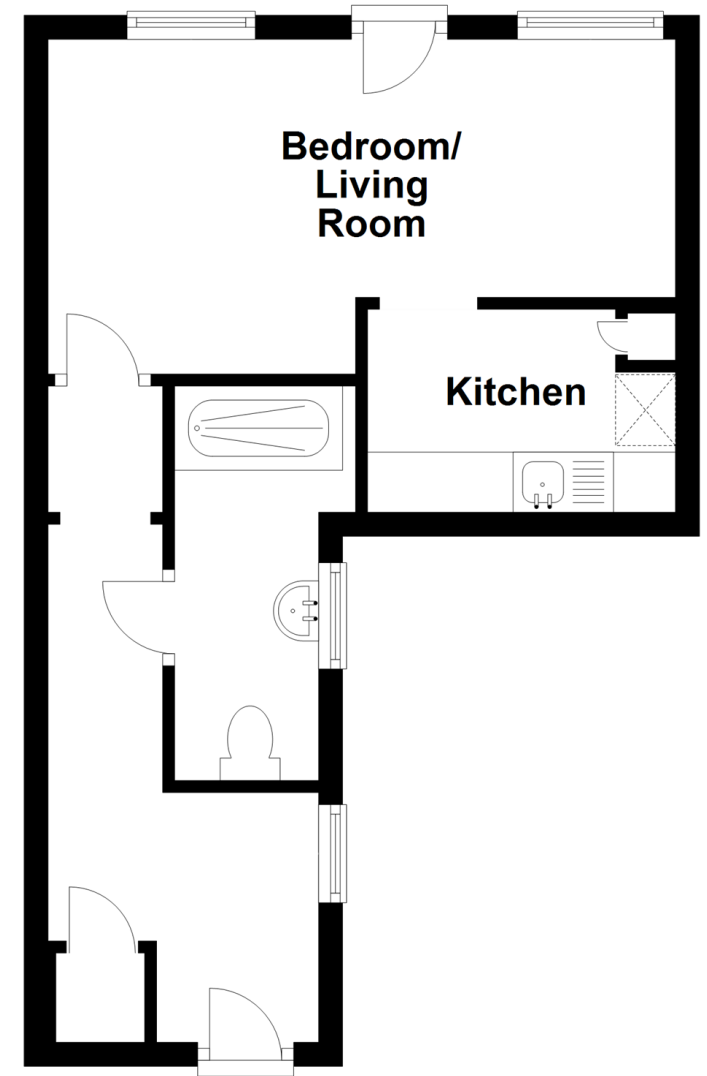
Shower Room

### OUTSIDE

Rear Patio Garden

## Ground Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



**Call Fiveways - 01273 564444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale