



Guide Price
£625,000

Freehold

3x  1x  1x 

**Queens Gardens,
Brighton, East Sussex,
BN1**

cubitt & west
Helping you move forwards



Main features

- A stunning move straight in archetypal Brighton townhouse
- Located in the North Laine
- Central area, a walk to a wealth of eclectic shops, restaurants, and the seafront
- Ideal for those commuting to London, a mere walk to the station
- Attractive private rear patio garden

Accommodation

GROUND FLOOR

Entrance Hall
 Bedroom 3 : 12'8 x 10'4 (3.86m x 3.15m)
 Bathroom

LOWER GROUND FLOOR

Kitchen/Living Room : 23'9 x 13'9 (7.24m x 4.19m)

FIRST FLOOR

Landing
 Bedroom 1 : 14'1 x 12'11 (4.30m x 3.94m)
 Bedroom 2 : 10'6 x 8'11 (3.20m x 2.72m)

OUTSIDE

Rear Courtyard

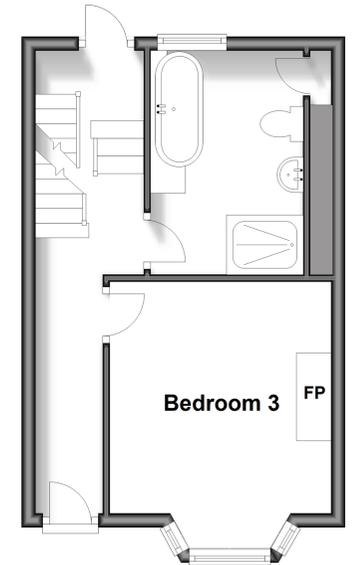
Lower Ground Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



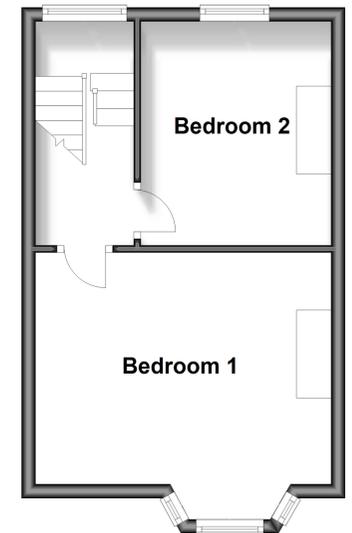
Ground Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



Call Fiveways - 01273 564444 ■ 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



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