



## 126 - 128 QUEENS ROAD BRIGHTON, BN1 3WB

LEASEHOLD

Superb City Centre apartment sold with no onward chain. This fantastic apartment is located at the rear of the building on the third floor, benefitting from quiet enjoyment and plenty of natural light with easterly views across the City towards the sea. The well presented and spacious accommodation comprises; double bedroom, modern bathroom and impressive open plan living area with Juliet balcony. Additional benefits include passenger lift, video entry phone and well presented and managed communal areas with low outgoings. Currently used a successful Holiday let, this apartment will appeal to homeowners and investment buyers.

This central location offers immediate access to plenty of shops, cafes, bars and restaurants, most notably in the popular Lanes along with Churchill Square shopping centre. Brighton mainline station is a short walk away providing regular and direct links to London.

# Nicholas James

SALES LETTINGS AUCTIONS





# Flat 14, 126-128 Queens Road, Brighton

Approximate Gross Internal Area = 47.6 sq m / 512 sq ft

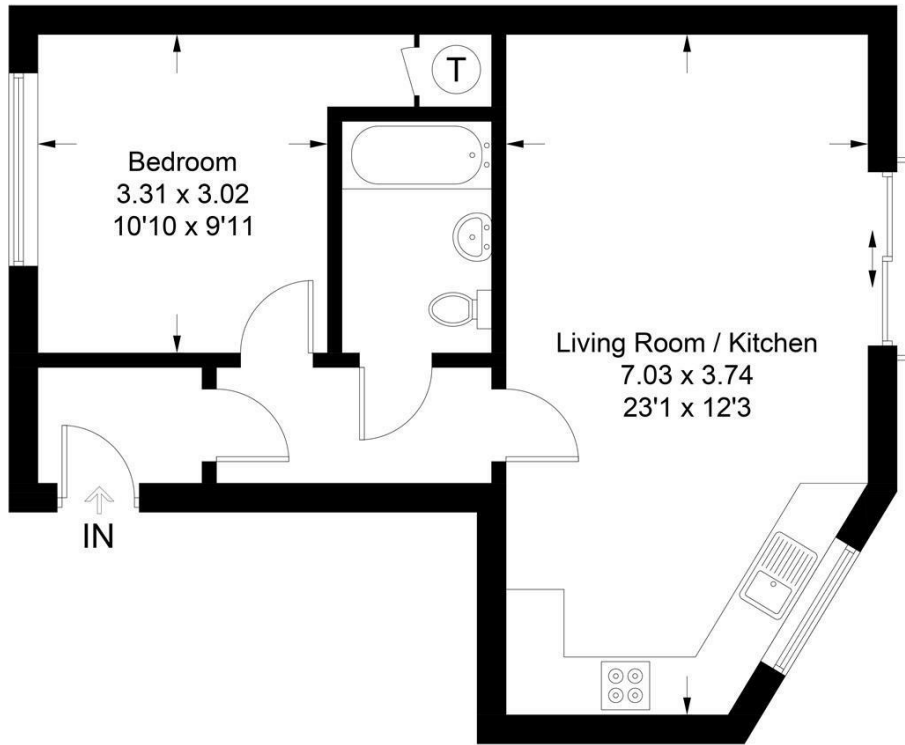


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1150810)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	82
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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