

## FLAT 2, 73 QUEENS PARK ROAD BRIGHTON, BN2 0GJ

£250,000  
SHARE OF FREEHOLD

Superb split level patio apartment within ½ mile of Brighton city centre and close to Queens Park. This property benefits from a great layout, spacious accommodation and neutral décor throughout. The accommodation comprises; modern fitted kitchen, bay fronted living room, double bedroom, three piece bathroom and further room/ study leading onto the private west facing garden. The property further benefits from being no onward chain and a share of freehold.

The property is located seconds away from the highly desirable Queens Park. The apartment would suit commuters with good transport links to Brighton City Centre. The home is a short stroll away from the seafront and Kemp Town Village. The regeneration of the seafront now boosts the stylish "Soho House", Sea Lanes which offer a stepping stone to the sea with well-being events and exercise facilities. Brighton Pier and the vast array of bars and restaurants. Excellent schools Brighton College and catchment for St Lukes.

**Nicholas  
James**

SALES LETTINGS AUCTIONS











## Flat 2, 73 Queens Park Road

Approximate Gross Internal Area = 38.8 sq m / 418 sq ft  
 Outbuilding = 5.0 sq m / 54 sq ft  
 Total = 43.8 sq m / 472 sq ft

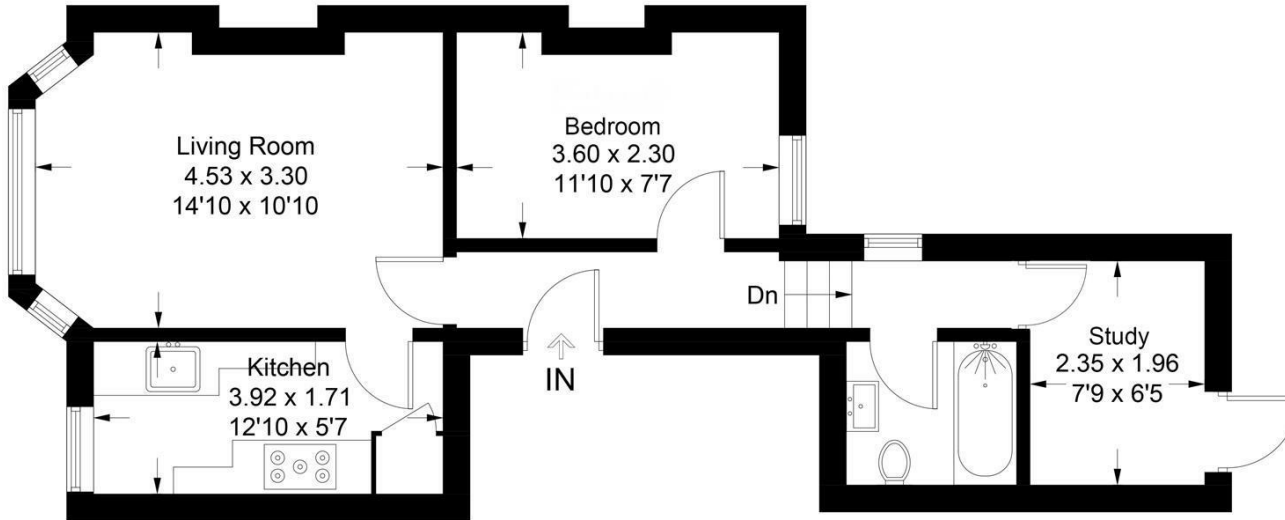


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1208124)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(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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