



22 QUEENS GARDENS BRIGHTON, BN1 4AR

FREEHOLD

Guide Price £500,000 - £550,000. Nestled in the quiet one-way street on Queens Gardens, Brighton, this charming terraced townhouse offers a delightful blend of period features and modern living. Spanning an impressive 1,026 square feet, the property currently boasts two spacious reception rooms and three double bedrooms, complemented by a family bathroom.

The versatile layout allows for easy reconfiguration, presenting the opportunity to transform the space into a four-bedroom home, catering to various lifestyle needs. The heart of the home is enhanced by a lovely rear west-facing terrace garden, perfect for enjoying the afternoon sun and hosting gatherings with friends and family.

Situated in the vibrant North Laine area, this property is surrounded by an array of independent shops, cafes, and cultural attractions, making it an ideal location for those who appreciate the lively atmosphere of Brighton. With no onward chain, this residence is ready for you to move in and make it your own.

This is a rare opportunity to acquire a beautiful home in a sought-after location, combining the charm of period architecture with the convenience of modern amenities. Don't miss your chance to experience the best of Brighton living in this delightful townhouse.

Nicholas
James

SALES LETTINGS AUCTIONS



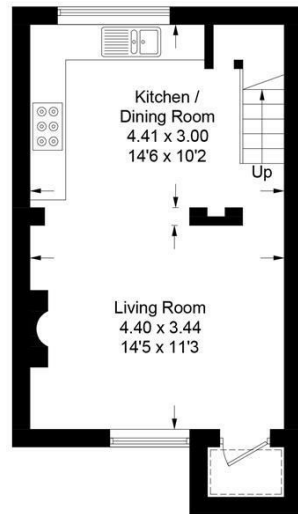


Queens Gardens

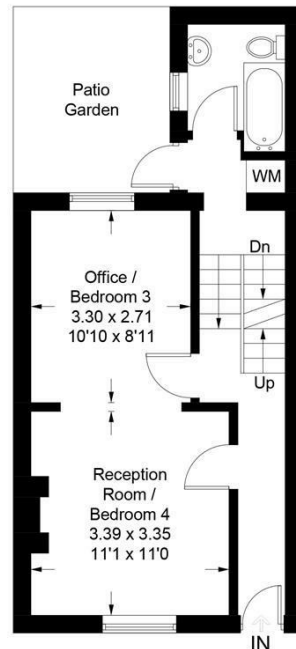
Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft



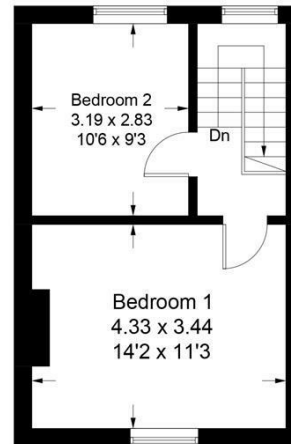
 = Reduced headroom below 1.5m / 5'0"



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1333535)



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

69

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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