



PHILLIPS & STILL

QUEENS PARK ROAD, BRIGHTON
OFFERS IN EXCESS OF £230,000





This one bedroom can be found a short walk from the city and the sea.

You enter the property on the second floor where you will find a welcoming hallway, one double bedroom and one family bathroom. Following the hallway round you will find a large separate Kitchen and reception room. There is plenty of light flooding into the flat and this is a versatile space so you can swap bedroom for living room whatever suits your needs..

The open spaces of the Queens Park, the Level and the City centre are within easy walking distance. Artist open houses run through the spring months Excellent local shops, fantastic pubs such as the Independent (Across the road) and Constant Service, Coffee shops and good transport links directly to London with Brighton mainline station close by.

Queens Park Road is without a doubt one of the most sought after addresses in Brighton & Hove. There are excellent local pubs, shops, parks, doctors, dentists, pharmacies and cafés all close by & at our convenience.

For anyone needing to trains to London or Gatwick, Brighton mainline railway station is just a few minutes walk away meaning you can cut down the time of that daily commute!

SECOND FLOOR

HALLWAY

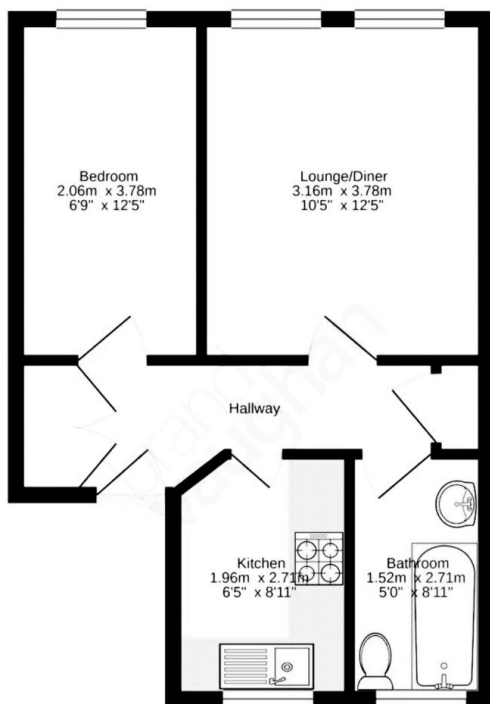
BEDROOM
6' 9" x 12' 4" (2.06m x 3.78m)

LOUNGE/DINER
10' 4" x 12' 4" (3.16m x 3.78m)

KITCHEN
6' 5" x 8' 10" (1.96m x 2.71m)

BATHROOM
4' 11" x 8' 10" (1.52m x 2.71m)

Second Floor
35.4 sq.m. (381 sq.ft.) approx.



Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C		74
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

