



Queens Gardens, Brighton, BN1 4AR
Asking Price Of £550,000

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Three storey period home on a popular North Laine street in the heart of the city.

Located on the colourful one way street of Queens Gardens, this three/four bedroom Victorian terraced house is nestled in the desirable North Laine conservation area of Brighton's city centre. Boasting an eclectic mix of independent shops, bars, cafes, boutiques, and restaurants on its proverbial doorstep, this property is perfectly placed to immerse yourself in Brighton life.

Spread across three storeys, the ground floor welcomes you through the front door into the entrance hall and hallway. To the front, you'll find a versatile bedroom or lounge featuring an elegant cast iron fireplace with a marble surround. The rear of the ground floor offers a double bedroom, providing a peaceful retreat.

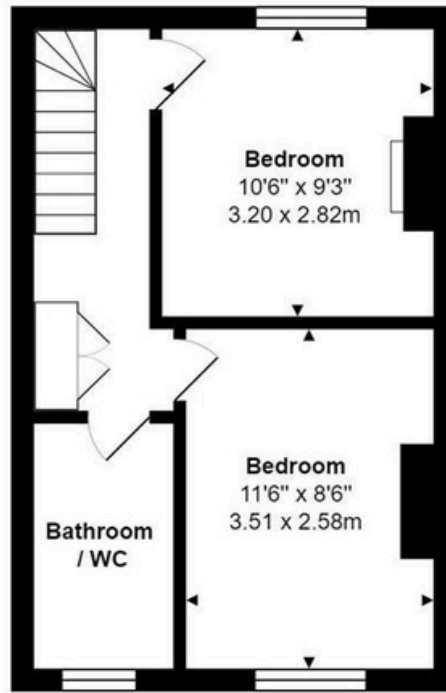
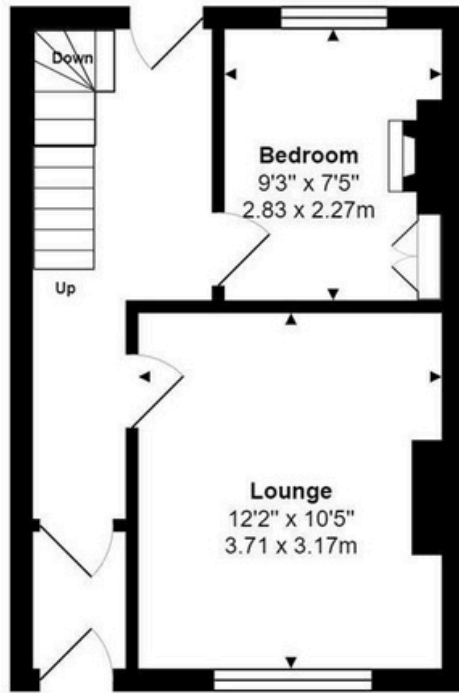
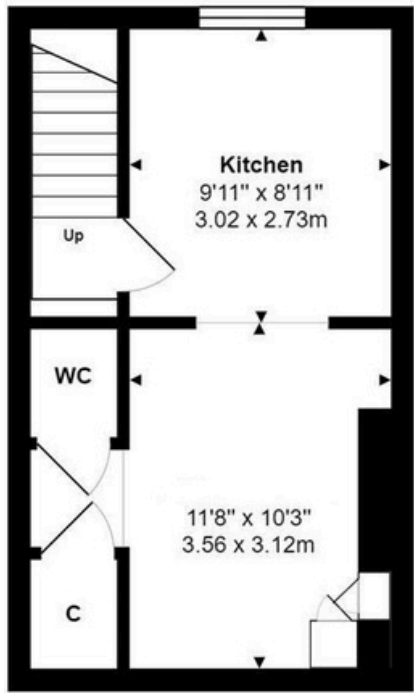
The lower floor of the property houses a white-fronted kitchen, offering ample space for a dining table and chairs. Semi-open plan to the lounge, this layout is ideal for entertaining guests or spending quality time with family. Additionally, a large built-in cupboard and a fully tiled cloakroom with a WC and washbasin add convenience and functionality to this level.

Ascending to the first floor, you'll discover two double bedrooms, both equipped with built-in cupboards for useful storage space. These rooms also feature cast iron fireplaces, adding a touch of Victorian charm and character. The fully tiled bathroom on this floor boasts a white suite comprising a WC, wash basin, and a shower bath.

At the rear the patio garden, accessible from the ground floor hallway is a perfect place to enjoy a morning coffee or host a summer barbecue.

With no onward chain, this versatile Victorian house presents an excellent opportunity to make it your own. Spanning 904 square feet (84 square metres), it offers ample living space for families or professionals seeking a city centre property. Brighton railway station, high street shopping and the seafront are all within walking distance.





Total Area: 904 ft² ... 84.0 m²
 All measurements are approximate and for display purposes only



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
 Tenure Freehold
 Council Tax Band D

