



## 35 QUEENS PARK ROAD BRIGHTON, BN2 0GJ

£220,000  
LEASEHOLD

Guide Price £220,000 - £230,000. Fantastic two bedroom first floor 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; bay fronted living room, kitchen, two bedrooms and bathroom. The property further benefits from being no onward chain and potential to put your own stamp on the home.

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, 35 Queens Park Road

Approximate Gross Internal Area = 43.8 sq m / 471 sq ft

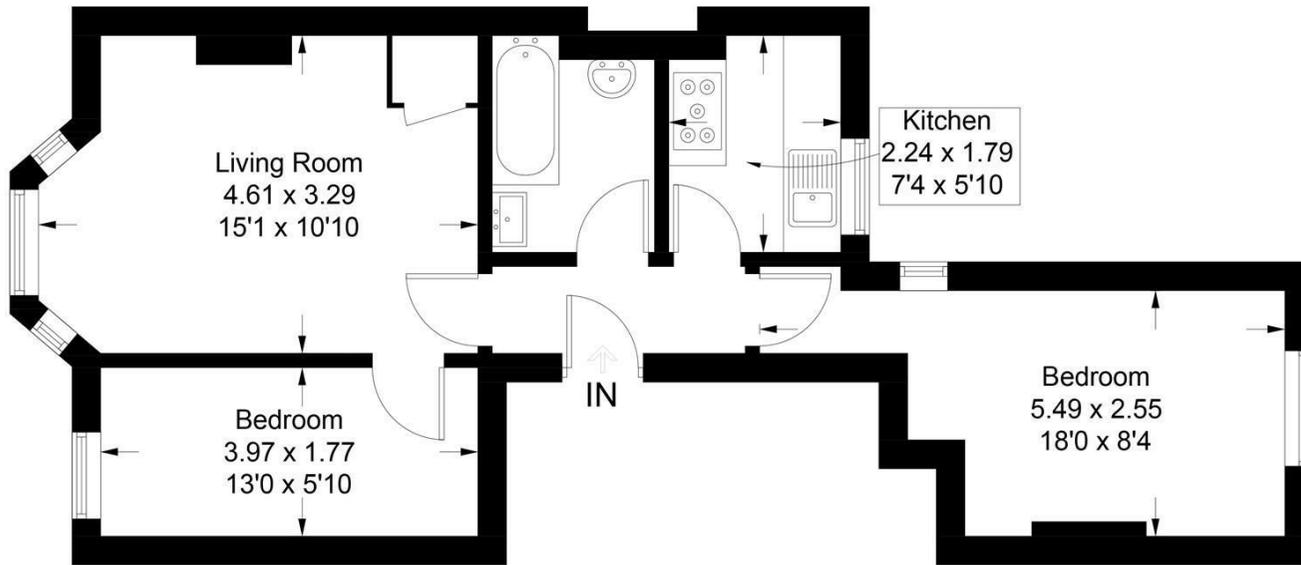


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1252046)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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