

PHILLIPS & STILL



Queens Gardens, Brighton, BN1 4AR

- A Wonderful Mid Terrace Three Storey Period House
- Two Double Bedrooms
- Two / Three Reception Rooms
- Two Bath / Shower Rooms, One Of Which Is En Suite

Offers Over £475,000

- In Need Of Modernisation Offering Fantastic Potential To Make Your Own
- Private West Facing Rear Courtyard Garden
- Vibrant North Laine Conservation Area A Short Walk From Brighton Mainline Station
- Plantation Shutters Throughout & No Onward Chain



Property Description

Queens Gardens is a peaceful one-way street lined by a terrace of early 18th century houses & cottages located in the vibrant North Laine of Brighton City centre. This mid terrace home is arranged over three storeys enjoying the bright morning sun through the front of the house and the afternoon & evening sun to the rear and private courtyard garden.

The property is in need of modernisation throughout offering wonderful potential for its next owner to really make their own. Accommodation comprises of entrance hall and a stunning open plan lounge & dining room with two feature fireplaces to the ground floor. Some of the houses in the road have split this wonderful room into two rooms making a third bedroom and from the entrance hall is the access onto the charming West facing private rear courtyard garden which is fully enclosed. It's a real sun trap being West facing with plenty of space of outdoor furniture & great for pets or children to play out in.

To the lower ground floor you have a bathroom, spacious breakfast room with built-in storage and the kitchen with a feature lightwell to the front. To the first floor are two double bedrooms, the master of which is a fantastic size with a feature fireplace & an en suite shower room providing a second loo for the house. Other benefits include plantation shutters throughout, gas central heating and no onward chain.



In terms of location, you are in the beating heart of the cosmopolitan North Laine Conservation Area ideally situated within strolling distance from the Komedia, Brighton Dome and Theatre Royal as well as a huge & eclectic array of boutiques, restaurants, bars and cafes. The excitement of Brighton seafront and promenade is within easy reach and high street shopping on North Street leading to Churchill Square and Western Road, with a Sainsburys supermarket nearby for necessities. Frequent and reliable bus services extend across the Brighton, Hove and further afield, and for families with children nearby schools include; Brighton & Hove High, Saint Mary Magdalen's Catholic Primary, Middle Street Primary and BHASVIC sixth form college.



Accommodation

LOWER GROUND FLOOR

HALLWAY

BATHROOM

BREAKFAST ROOM
11' 11" x 11' 4" (3.63m x 3.45m)

KITCHEN
8' 10" x 8' 6" (2.69m x 2.59m)

GROUND FLOOR

ENTRANCE HALL
Access to rear garden

OPEN PLAN LOUNGE & DINING ROOM
22' 7" x 10' 9" (6.88m x 3.28m)

FIRST FLOOR

LANDING

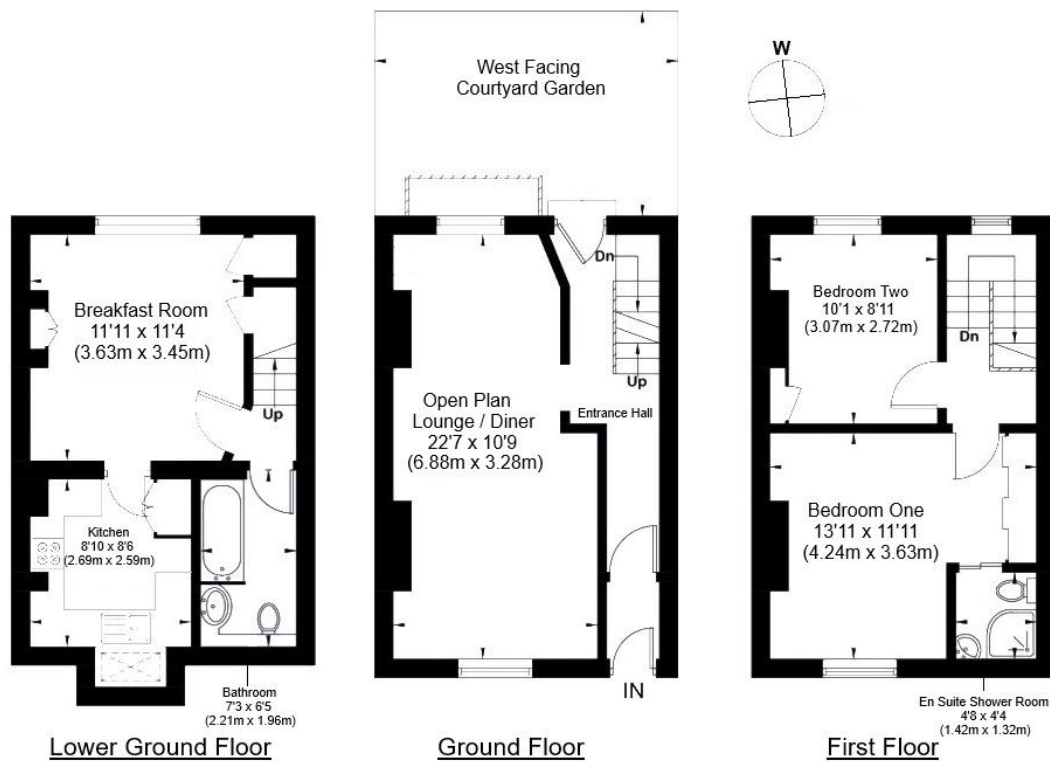
BEDROOM ONE
13' 11" x 11' 11" (4.24m x 3.63m)

EN SUITE SHOWER ROOM

BEDROOM TWO
10' 1" x 8' 11" (3.07m x 2.72m)

OUTSIDE

PRIVATE WEST FACING REAR GARDEN



TOTAL SQUARE FOOTAGE APPROX. 948 SQ. FT. (88.1 SQ.M.)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Vary energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | 52 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | | |

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

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