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3 Queens Gardens, Brighton, BN1 4AR
£570,000

**** Contact us for a Virtual Walk Through Viewing ****

A beautifully presented three-storey, 2-bedroom, 2 reception room home forming part of the highly desirable North Laine conservation district of Brighton. Within easy reach of the seafront, the city centre and Brighton station, measuring 905 sq ft / 84 sq mtrs and offered with no onward chain.

Queens Gardens can be found in the sought after North Laine district of central Brighton where the amenities of the vibrant City Centre are close by, the seafront is a stroll away, and it's just a short walk to Brighton mainline station which provides an easy commute to London/ The City.

Having been extremely well maintained by the current owner, this beautiful home decorated with Farrow & Ball paints, Fired Earth tiles, engineered oak and natural flooring, retains a wealth of character and charm throughout, and offers spacious accommodation and versatile living.

Timber front door opening into entrance vestibule with a radiator and glazed door leading through to the entrance hall, carpeted stairs rising to the upper floors with storage beneath, radiator, central heating thermostat. Glazed door leading out to a secluded west facing patio rear garden.

Situated at the front of the house is a light-filled dining room with feature fireplace, a double-glazed timber sash window, and radiator.

Situated at the rear of the house is an extremely pleasant fitted kitchen with Amtico flooring, a range of solid wooden working surfaces to three walls providing comprehensive cupboard and drawer storage both above and below. Four ring Neff gas hob with fan assisted oven beneath, ceramic sink with Hansgrohe mixer tap above. Space and plumbing for

washing machine with additional standing space to one side. Space for fridge/freezer, partially tiled. Large timber sash window overlooking the patio rear garden, cupboard housing the gas boiler.

Returning to the entrance hall, carpeted stairs rise to the first-floor landing with a timber sash window to the rear. Airing cupboard housing lagged copper cylinder with fitted immersion, Salamander shower pump, and shelving.

Situated in front of the house is the Sitting room, cast-iron fireplace with attractive tile cheeks and marble hearth and fitted real flame gas fire, double-glazed timber sash window to front, and radiator.

Situated at the rear house is a bathroom/WC with a traditional white suite, with enclosed bath fitted Hansgrohe rainfall power shower above and glass shower screen, pedestal wash basin and low-level WC, timber sash window to the rear, radiator, partially tiled walls.

Returning to the first-floor landing further stairs rise to the second floor with an opaque sash window to the rear. Access to roof space.

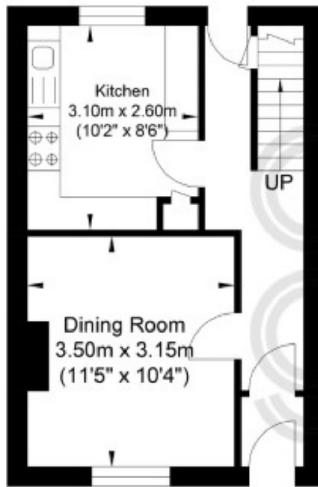
There are two double bedrooms situated on the second floor, the first a spacious bedroom with a double-glazed sash window and radiator to the front with an expanse of fitted wardrobes along one wall. The second, situated at the rear of the house has a partial opaque window with radiator, and fitted storage.

Outside

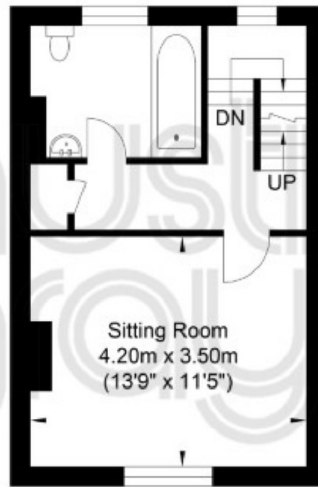
West facing secluded patio rear garden with feature island stone flooring, electricity point and lighting.



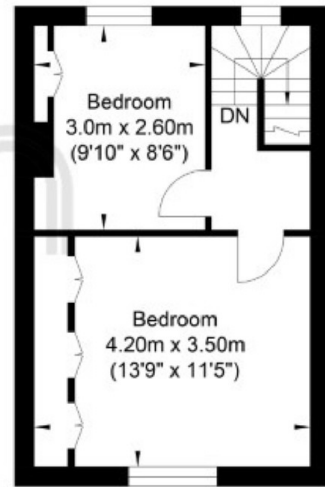
Queens Gardens, Brighton



Ground Floor
Approximate Floor Area
302.89 sq ft
(28.14 sq m)



First Floor
Approximate Floor Area
302.89 sq ft
(28.14 sq m)



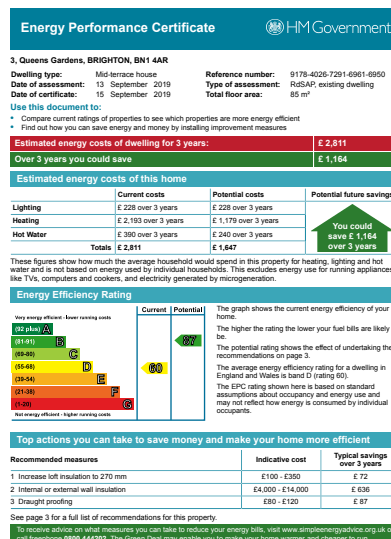
Second Floor
Approximate Floor Area
302.89 sq ft
(28.14 sq m)



Approximate Gross Internal Area = 84.42 sq m / 905.46 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

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Page 1 of 4

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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