

14 Queens Gardens
Brighton
BN1 4AR

FOR
SALE



**BEAUTIFULLY PRESENTED PERIOD TOWNHOUSE
FAVOURER NORTH LAINE**

£477,500 FREEHOLD

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Residential Sales & Lettings

Queens Gardens occupies a central and sought after residential location within the vibrant North Laine conservation area of the City, enjoying many individual shops, cafes, boutiques, restaurants and entertaining venues, being readily accessible to Brighton mainline railway station and many of the Cities tourist attractions including The Royal Pavilion, Theatre Royal, The Famous Lanes, Churchill Square shopping mall, the Seafront and Conference Centre and bus services serving many parts of the County.

No 14 is an attractive terraced period property built circa 1842 – 1847 having painted rendered elevations and comprising 2 bedrooms, bathroom, lovely lounge/dining room and well fitted kitchen. The property is extremely well-presented, newly decorated, has a hobbies/attic room, gas central heating and a patio garden.

Arranged more particularly as follows:

FIRST FLOOR

LANDING:

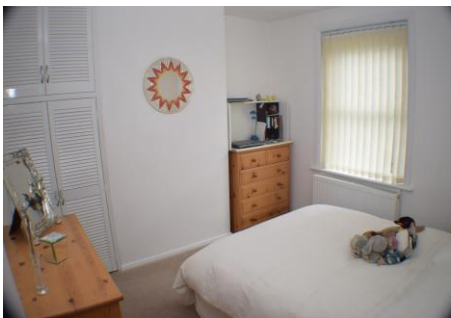
Wardrobe cupboard with louvre doors and storage cupboard above, access to roof space, inset ceiling down lighter.

BEDROOM 1:



14' x 11' (4.26m x 3.35m) Two wardrobe cupboards with mirror fronted doors and storage cupboards above providing bed recess with bedside drawers, cast iron fireplace, radiator with thermostatic control valve, inset ceiling down lighters, sash window.

BEDROOM 2:



10' x 8'9 into chimney recess (3.04m x 2.66m) Built in wardrobe cupboard with louvre doors and with storage cupboards above, radiator with thermostatic control valve, two wall light points, aluminium double-glazed window.

REAR HALF LANDING:

BATHROOM:



Timber panelled bath with contemporary mixer tap, low-level WC with dual flush cistern, bidet, vanity unit with inset wash hand basin with contemporary mixer tap and cosmetic cupboard and drawers under, aluminium double-glazed window, wall mounted Vokera gas fired central heating boiler, part timber panelling to walls, radiator, shower cubicle with mixer valve, rain head shower and rinser shower, sliding screen, illuminated mirror.

GROUND FLOOR

ENTRANCE VESTIBULE:

Demi-multi paned glazed door opening onto:

LOUNGE/DINING ROOM:



21'3 x 13'9 (6.47m x 4.19m) Fireplace, coal effect fitted gas fire, two radiators, TV aerial point, ceiling cornice, two TV aerial points, glazed display alcove with storage cupboard below and with inset light, double-glazed doors giving access to rear patio.

KITCHEN:



11'9 x 7'3 (3.58m x 2.21m) Excellent range of modern floor units incorporating cupboards, drawers, work surfaces, inset stainless steel multi-purpose sink with contemporary mixer tap, space for Belling electric cooker with double oven and ceramic rings, space and plumbing for Hotpoint washing machine, space for Hotpoint fridge and freezer, white aluminium double-glazed window, butchers side bench, wall cupboard, extractor fan, inset ceiling down lighters, ceramic tiling to floor.

OUTSIDE

REAR PATIO:



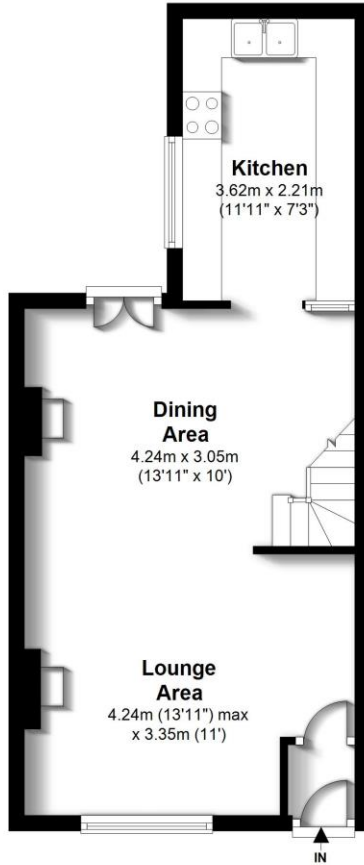
Decking, small flower bed, outside light, small garden shed.

All measurements are taken to the nearest 3 inches (7.6cm)

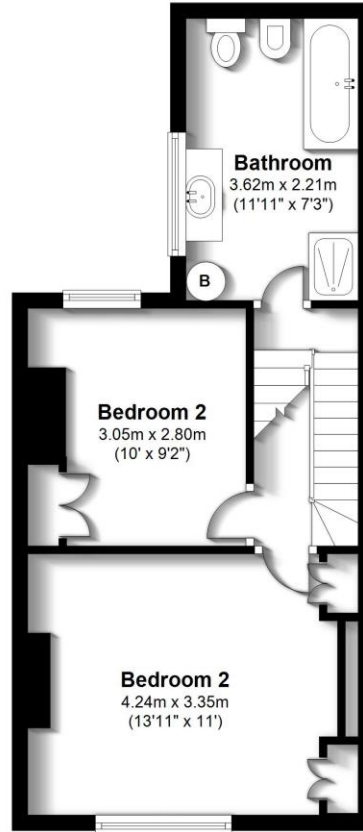
VIEWING THROUGH VENDORS AGENTS
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Ground Floor

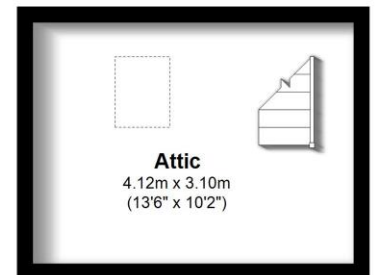
Approx. 35.8 sq. metres (385.5 sq. feet)

**First Floor**

Approx. 35.8 sq. metres (385.3 sq. feet)

**Attic**

Approx. 12.8 sq. metres (137.5 sq. feet)



Total area: approx. 84.4 sq. metres (908.2 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.