

ELLIOTTS

44 Queens Gardens, Brighton

Price £550,000





44 Queens Gardens, Brighton, BN1 4AR

Elliotts are delighted to offer for sale this charming mid terraced house, located in the sought after North Laine area of Brighton, in the very beating heart of the city.

This property is fondly named 'Les Mouettes' after the seagulls that are so well known to Brighton. The accommodation is generously spread across three floors, offering versatility and comfort. The lower ground floor hosts an open plan living and kitchen space, perfect for modern living. Moving to the ground floor, the layout offers potential for two bedrooms, with the front room alternatively serving as a sitting room. Access to the patio garden can be found from the hallway, enhancing outdoor living.

Ascending to the first floor, you'll find a well appointed landing leading to two spacious double bedrooms and a modern tiled bathroom, featuring a white suite.

The property is currently rented out to four sharers and yields a gross income in the region of £25,000. Its prime location offers immense versatility, appealing to buyers seeking a superb family home in the heart of Brighton, or astute investors looking for an exceptional opportunity in this vibrant city centre.



- North Laine Conservation Area
- Victorian Terrace House
- Patio Garden
- Original Fireplaces
- Gas Central Heating

- 904 Sq.Ft / 84 Sq.Mt
- Three/Four Bedrooms
- Open-Plan Living Area
- Potential Investment
- Easy Walk to Brighton Station



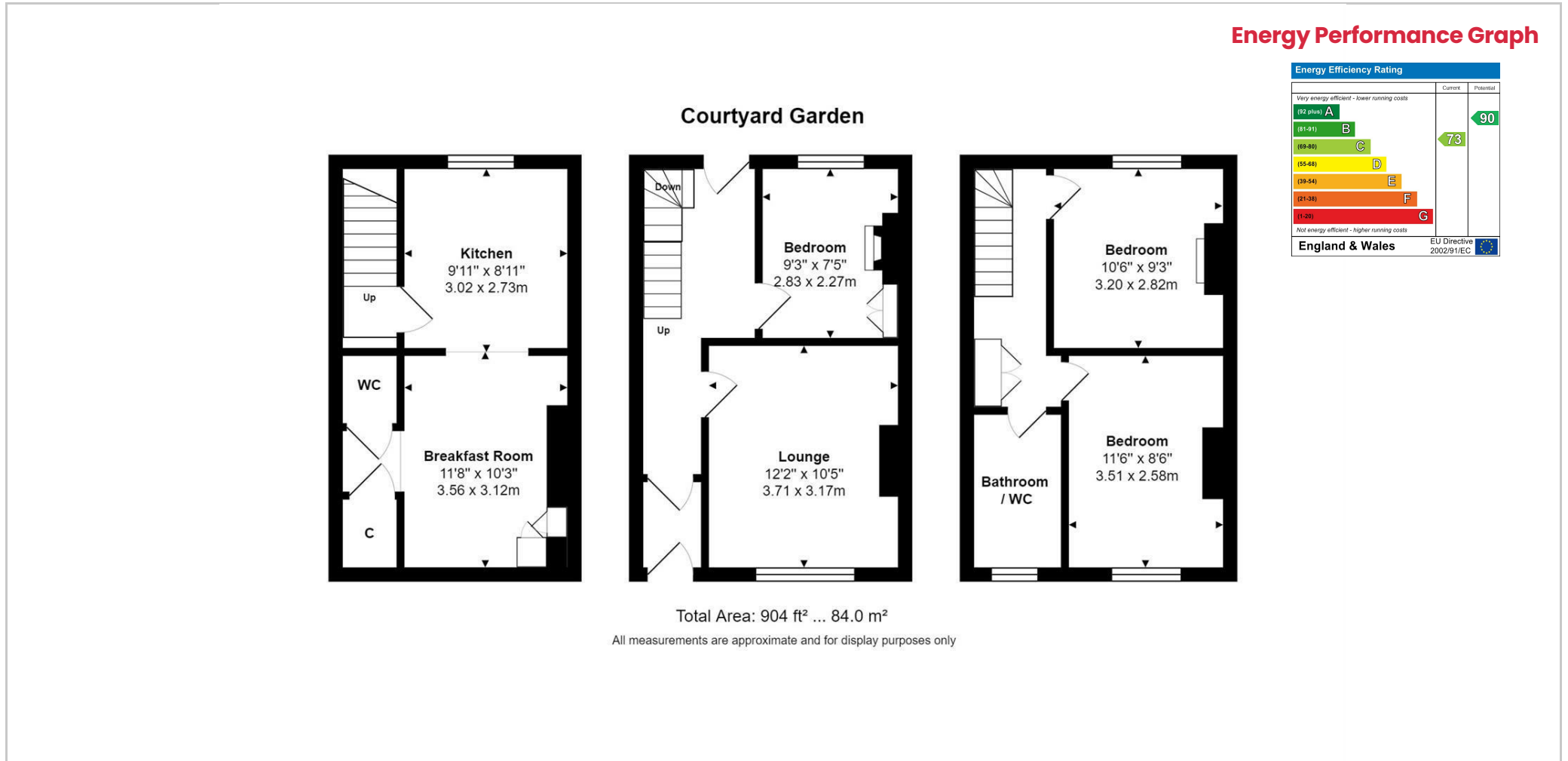
Queens Gardens is situated at the heart of the North Laine Conservation area in central Brighton, offering a prime location with an array of amenities at your fingertips. Local cafes, boutiques, high street shopping, restaurants, bars, and entertainment facilities contribute to the vibrant atmosphere.

Notable nearby attractions include the Brighton Dome (0.2 miles), Brighton Royal Pavilion (0.2 miles), and Brighton Komedia (0.1 miles). Additionally, Churchill Square Shopping Centre (0.4 miles), Brighton Seafront (0.6 miles), and the Pier (0.7 miles) provide diverse shopping, dining, and entertainment options.

The convenience extends with Brighton Mainline Railway Station a mere 0.2 miles away, along with close proximity to various bus routes, the A23, and A27, facilitating easy access throughout Brighton, Hove, and into London. Queens Gardens truly offers a central and well-connected living experience.



Floorplan



Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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