



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



GUIDE PRICE

**£650,000**

**Queensbury Mews**

Brighton, BN1 2FE

## PROPERTY SUMMARY

Guide price £650,000 - £700,000

Jack Taggart & Co are delighted to offer the market this exceptional and unique six bedroom maisonette. A 15 minute walk to Brighton station with buses covering the whole of Brighton and Hove from Western Road, this fabulous location has an al fresco lifestyle you don't need to travel for with shops, bars and restaurants. The picturesquesque cultural heart of the city surrounding the Royal Pavilion are easy to reach, and it is also convenient for parks that provide open spaces, sports facilities and host events during our festivals. Local schools are great and major employers of the city like Amex and the County Hospital are all within a 12-15 minute radius. For those who love the outdoors, the beach, water sports at Hove Lagoon and Marina are easy to reach - and don't forget our swift access to the National Park! For those who commute by car there is quick access to the 7 Dials and its 7 routes into or out of the city, including to the A23 and A27. This property is a MUST SEE!! The kitchen is made up of sleek white units and centre island, with plenty of counter space and built in appliances. The perfect kitchen for a foodie.

Moving into the lounge we have a sun-kissed room with sunlit corners, modern flooring and ample space to entertain. This room is the perfect size currently comprising space for a dining table, snug area desk and bar!

The property benefits from two shower rooms and a wash closet on the ground floor. The shower rooms are sleek with modern tiling, made up of

6  
3  
1







6



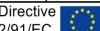
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#### Energy Efficiency Rating

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