

Gladstone Place, Brighton

Asking Price Of £275,000



- A delightful and spacious first floor split level
- Two double bedrooms
- Ideal buy to let or first time investment
- Trendy residential location
- Modern Refurbishment

## Flat 2, 34 Gladstone Place, Brighton, BN2 3QE



This is the one you've been waiting for! An spacious first floor two bedroom split level apartment which has been tastefully modernized throughout and is only a stone's throw away from all the main high street shops, restaurants, pubs and supermarkets.

On entering the property the first thing you notice is how bright and airy it is. Internally the property consists of; a fully fitted open plan modern kitchen, family bathroom, spacious lounge with ample size for a dining room table and two very well sized double bedrooms.

Here you are located in the vibrant and ever changing Lewes Road area with 'The Level' park and Brighton mainline station only a short walk away. Living here you'll really appreciate the hustle and bustle of City life with a variety of independent shops, coffee houses and restaurants just moments away on Lewes and London Roads.



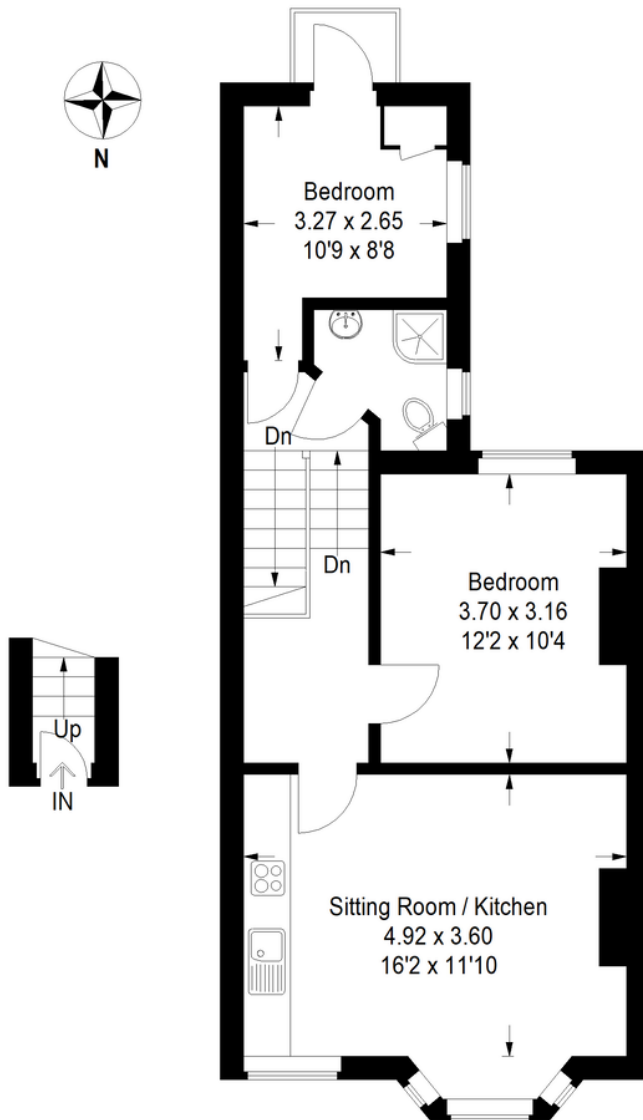
## Picture this...

Why not take a short ride or hop onto a bus into the City Centre for an adventure. There you can really soak up Brighton and Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and many shops that are available.

Excellent schools are nearby and the area is both friendly and welcoming for families.

### Gladstone Place, Brighton, BN2 3QE

Approximate Gross Internal Area = 51.4 sq m / 553 sq ft



## Accommodation

### FIRST FLOOR FLAT

ENTRANCE HALL

SITTING ROOM / KITCHEN  
16' 1" x 11' 9" (4.9m x 3.58m)

BEDROOM ONE  
12' 1" x 10' 4" (3.68m x 3.15m)

BATHROOM

BEDROOM TWO  
10' 8" x 8' 8" (3.25m x 2.64m)





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69   c  | 76   c    |
| 55-68 | D             |         |           |
|       | E             |         |           |

## Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)

112 Western Road, Brighton, East Sussex, BN1 2AB

[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)