



Gloucester Road, Brighton, BN1 4AD
Asking Price £270,000

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Immerse yourself in the vibrant city life of Brighton with this beautifully presented apartment located in the sought-after North Laine Conversation Area.

Welcome to Gloucester Road, an exceptional apartment that offers a perfect blend of modern living and the charm of historical Brighton. Situated in the North Laine Conversation Area, apartment boasts a prime location within close proximity to Brighton station, the seafront, high street shopping, and the eclectic delights of the North Laine.

As you step inside, you'll be greeted by an inviting dual-aspect 'L' shaped living area bathed in natural light, thanks to two sash windows. The spacious room provides ample space for both dining and lounging, creating an ideal setting to relax or entertain guests.

Adjacent to the living area, you'll find a sleek modern black high gloss fitted kitchen, is a haven for those who enjoy cooking.

The generous double bedroom provides a peaceful retreat with its well-proportioned layout. Soothing colour schemes and large windows create a calming ambiance, while offering a pleasant view of the surroundings.

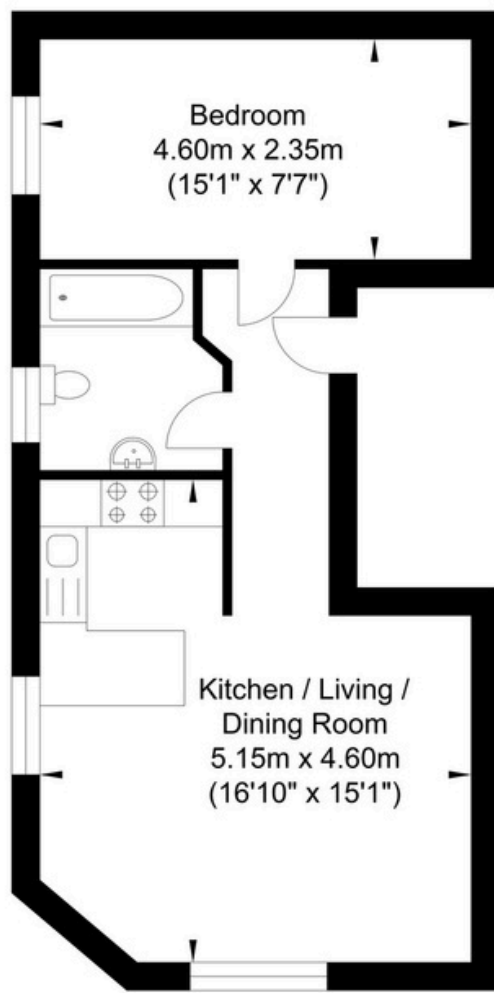
The fully tiled bathroom boasts a white bathroom suite that blends perfectly with the overall aesthetics of the apartment. Equipped with modern fixtures and fittings, it offers a luxurious space for you to unwind and rejuvenate.

Further enhancing the appeal of this apartment is the recently fitted gas-fuelled combination boiler, ensuring efficient heating and hot water supply. With a square footage of 421 square feet (39 square meters), the apartment provides ample space for comfort and convenience.

Outside, the location couldn't be more desirable. The North Laine Conversation Area is renowned for its vibrant atmosphere, eclectic mix of shops, cafes, bars, and restaurants. Immerse yourself in the cultural heart of Brighton with its art galleries, theatres, and historical landmarks just a short stroll away.

Convenience is at your doorstep, with excellent transport links including Brighton station, which offers easy access to London and other major cities. The picturesque seafront is within walking distance, offering the opportunity for leisurely walks or days spent at the beach.





Approximate Floor Area
420.76 sq ft
(39.09 sq m)

Approximate Gross Internal Area = 39.09 sq m / 420.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Please note:

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Agents Notes
Tenure Leasehold
175 Year Lease Term Remaining
Service Charge Approx £1,375.00 Per Annum
Ground Rent N/A
Council Tax Band A

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	87 D	72 C
39-54	E		
21-38	F		
1-20	G		



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