

Gloucester Road Brighton



- Chain free
- North Laines location
- Close to cafes & bars
- Local shops & restaurants
- Great transport links
- Close to seafront

Asking Price
£300,000



The Accommodation

Ground Floor

Entrance Hall

Living Room

3.57m x 3.54m (11' 9" x 11' 7")

Bedroom 2

2.45m x 2.24m (8' 0" x 7' 4")

Bedroom 1

4.71m x 3.54m (15' 5" x 11' 7")

Lower Floor

Kitchen/Diner

4.37m x 3.54m (14' 4" x 11' 7")

Utility Room



MyHaus Brighton are delighted to present this quirky, central Brighton apartment offering well presented living accommodation situated over 2 floors.

The property is located in the highly sought after North Laines, moments from shops, restaurants, cafes and cinemas, as well as city parks. This delightful two bedroomed apartment has been well maintained by the owner including double glazing throughout.

Conveniently located just 10-minutes from Brighton train station serving Gatwick and London – and only 10-minutes' walk to the sea front, the apartment is within easy reach of local supermarkets, the shops on Western Road, as well as Brighton Marina, the Downs and the A23/27.

The accommodation benefits from gas central heating, new carpets, secondary double glazing and comprises of a light-filled living room with unique grated flooring which allows light to flow into the kitchen area. There is ample space for dining facilities, two well proportioned bedrooms and a spacious modern bathroom.

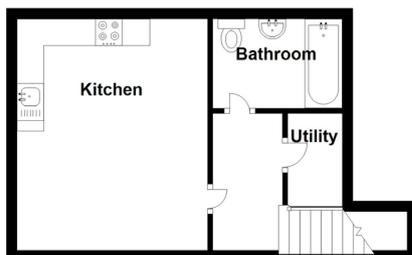
In typical North Laine fashion, the outside of the property has a stunning mural painted by local Brighton artist Snub23. This gorgeous North Laines two bedroomed apartment would make a fantastic investment, being particularly suitable for Air-bnb due to its quirky nature, as a family home or a seaside getaway.

The property tenure is leasehold with a long lease and is offered chain free.

Parking Zone Y.

Lower Ground Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Ground Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

Not energy efficient - higher running costs

England, Scotland & Wales

www.myhausbrighton.co.uk

01273 286788

info@myhausbrighton.co.uk

45 George Street, Brighton, East Sussex, BN2 1RJ