



**Guide Price**  
**£675,000**

**Freehold**

4x  2x  1x 

**Upper Gloucester Road,  
Brighton, East Sussex,  
BN1**

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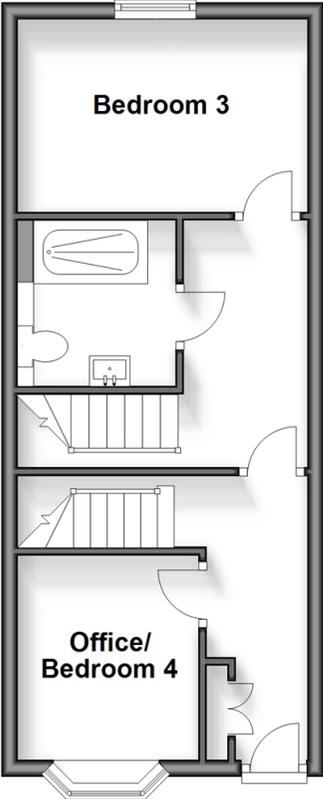
### Lower Ground Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



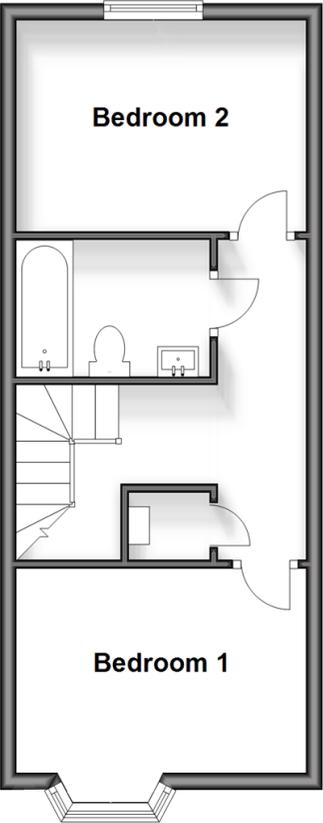
### Ground Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



## Accommodation

### GROUND FLOOR

- Entrance Hall
- Office/Bedroom 4: 8'3 x 7'4 (2.52m x 2.24m)
- Bedroom 3 : 11'10 x 7'9 (3.61m x 2.36m)
- Shower Room

### LOWER GROUND FLOOR

- Lounge : 14'8 x 11'4 (4.47m x 3.46m)
- Kitchen : 11'4 x 6'11 (3.46m x 2.11m)

### FIRST FLOOR

- Landing
- Bedroom 1 : 11'10 x 8'7 (3.61m x 2.62m)
- Bedroom 2 : 11'10 x 8'3 (3.61m x 2.52m)
- Bathroom

### OUTSIDE

- Rear Garden



## Main features

- Guide price £675-£700
- Beautifully Presented & city centre location
- No onward chain
- On street parking
- Sunny rear garden facing towards the sea
- Central Brighton station location with a walk to a wealth of shops, restaurants, and the seafront
- Located in the West Hill and North Laine culture centre



### Nearest Schools

Primary Schools: St Paul's CofE Primary and Nursery 0.0 miles, St Bartholomew's CofE Primary 0.3 miles, St Mary Magdalen Catholic Primary 0.3 miles  
Secondary Schools: Brighton and Hove High School 0.4 miles, Cardinal Newman Catholic School 0.9 miles



### Transport Information

Train Stations: Brighton 0.1 miles, London Road 1.0 miles, Aldrington 2.3 miles



### Address

Upper Gloucester Road, Brighton, East Sussex, BN1



### Directions

For directions to this property please contact us.



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Call Central Brighton Branch 01273 820600 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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