



Guide Price

£675,000

Freehold

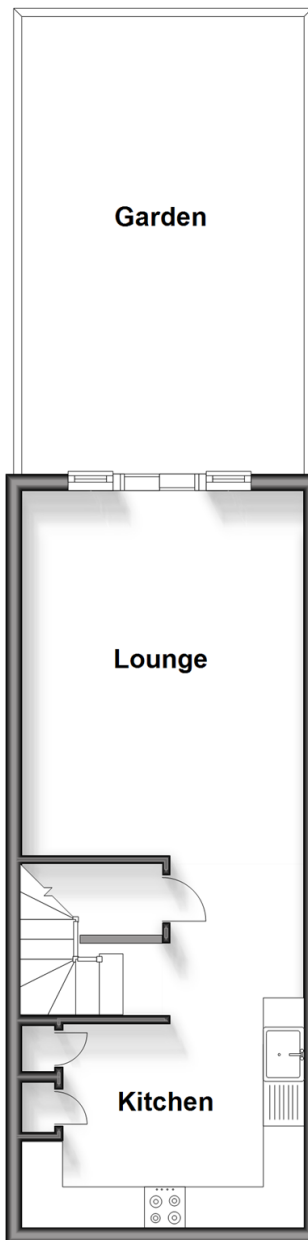
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**Upper Gloucester Road,
Brighton, East Sussex,
BN1**

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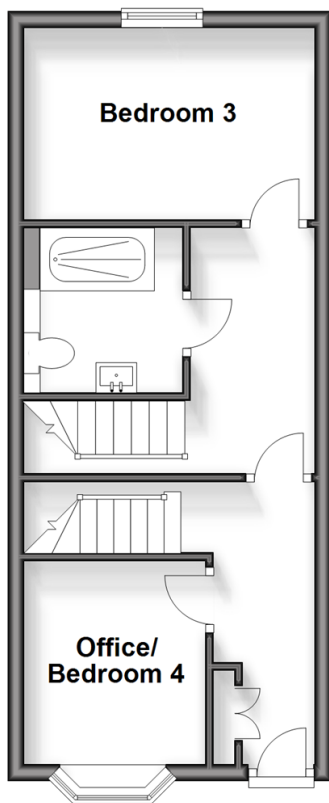
Lower Ground Floor

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



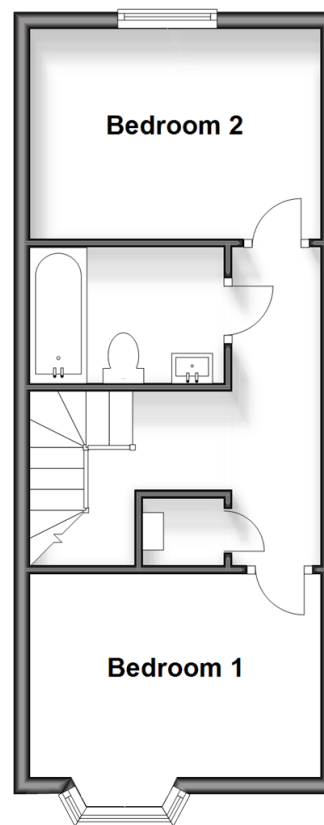
Ground Floor

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, Aldington 2.3 miles



Address

Upper Gloucester Road, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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■ 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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