

Upper Gloucester Road, Brighton, BN1 3LQ
Asking Price £500,000

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A beautifully presented two-bedroom house, located near Brighton Station. Offering modern living across four floors and beautiful presentation.

Situated on the corner of Upper Gloucester Road and New Dorset Street, this beautifully presented two-bedroom house offers an opportunity to acquire a home in the vibrant heart of Brighton & Hove. Spread over four meticulously maintained storeys, this property, boasting approximately 735 sq ft of accommodation, is an ideal acquisition for first-time buyers, a small family, those seeking a convenient city bolthole, or holiday-let.

Upon entering, you are immediately struck by the thoughtful design and contemporary finishes that characterise this charming residence. The modern fitted kitchen/breakfast room is both practical and stylish, featuring sleek cabinetry and elegant wooden work surfaces that provide ample preparation area. It's a space designed for both everyday living and entertaining, offering a delightful environment for preparing meals.

The property's living accommodation is thoughtfully arranged, with a bright and inviting living/dining room providing a versatile space for relaxation and social gatherings. This room is perfect for unwinding after a long day or hosting friends and family, offering enough space for both comfortable seating and a dining area.

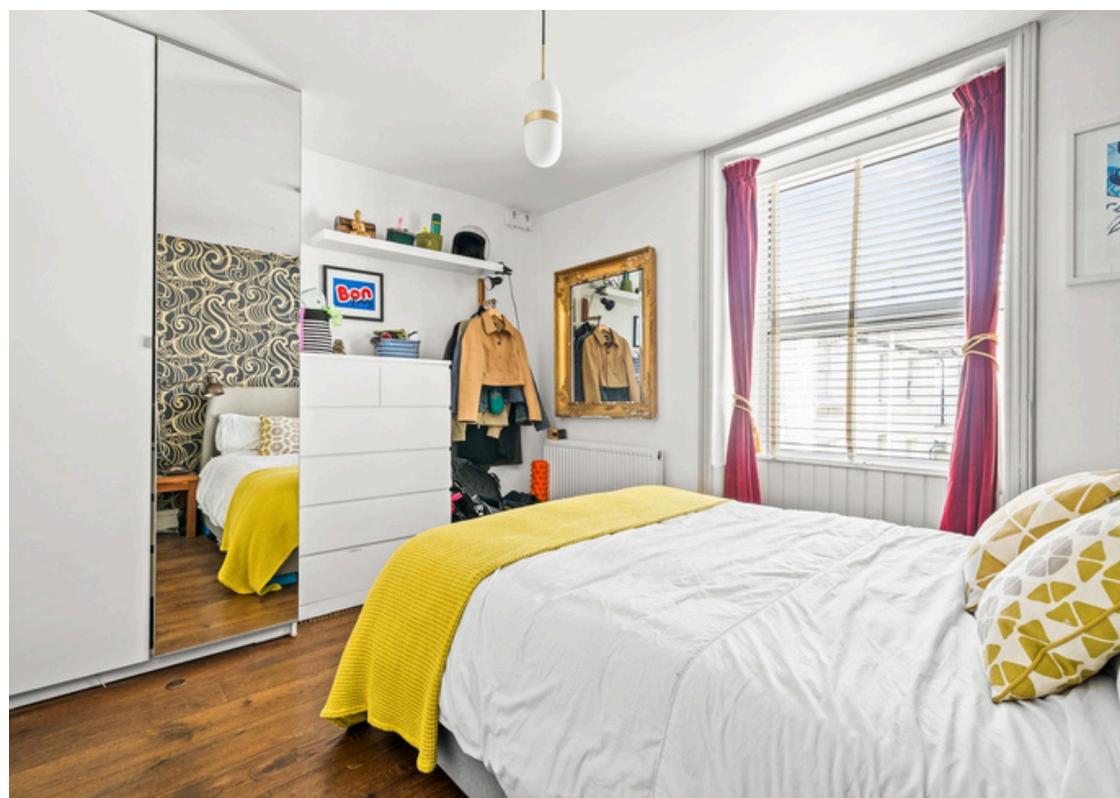
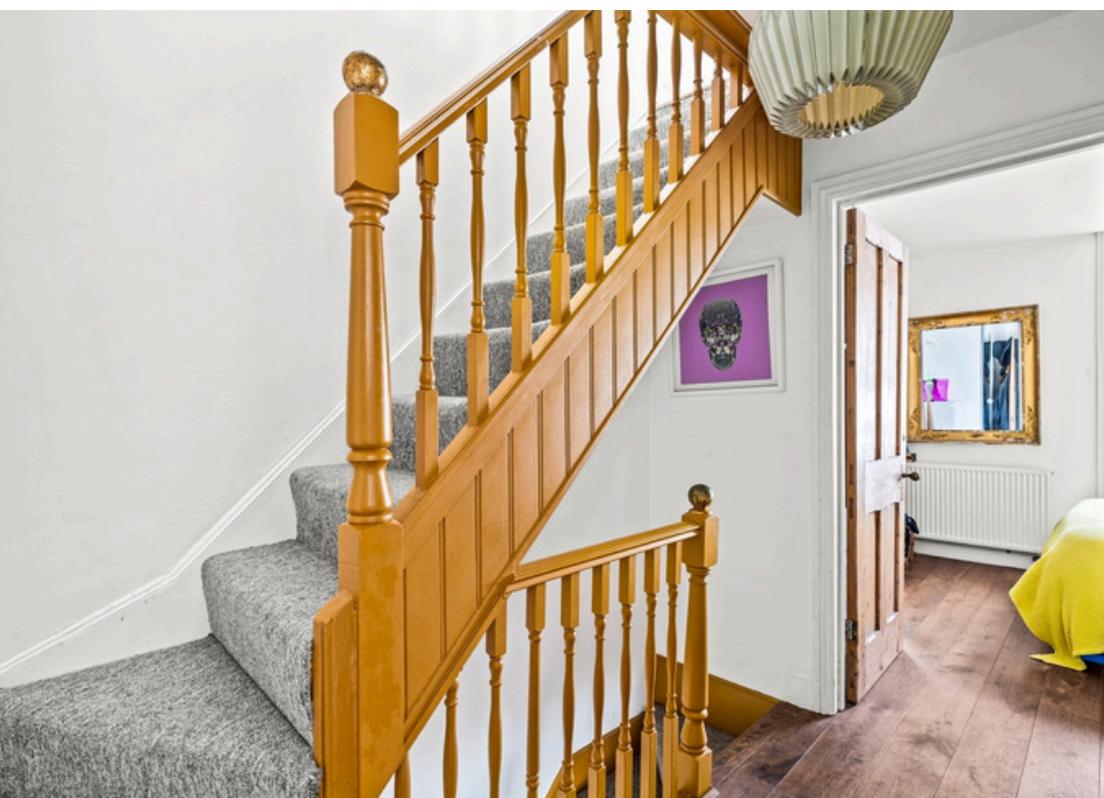
Ascending through the property, you will discover two double bedrooms, each offering a peaceful retreat. The generously proportioned main bedroom is well-appointed, providing ample space for furnishings and storage.

The modern bathroom is a true highlight, with modern feature metro tiles, a bath for indulgent soaks and a shower over for convenience.

The property benefits from gas central heating. The attention to detail in its presentation is evident in every corner, reflecting a high standard of care and maintenance, allowing the new owners to simply move in and start enjoying their new home from day one.

One of the most compelling features of this property is its enviable location. Situated on Upper Gloucester Road, it offers the convenience of being just a short stroll from Brighton Station. This provides excellent transport links for commuters, with direct trains to London and beyond. The vibrant local area boasts an array of independent shops, cafes, restaurants, and cultural attractions, all within easy reach. The famous Brighton seafront, with its iconic pier and pebble beaches, is also close by, offering endless opportunities for leisure and recreation. Living here means embracing the quintessential Brighton lifestyle, with everything you could possibly need right on your doorstep.

This charming four-storey house represents an exceptional opportunity to purchase a beautifully presented home in a prime Brighton location.





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Your Sussex Property Expert

Brighton & Hove Office
01273 688 881
30-31 Foundry Street, Brighton BN1 4AT
www.oakleyproperty.com
sales@oakleyproperty.com

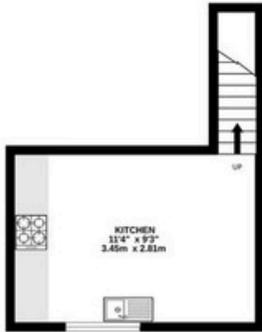
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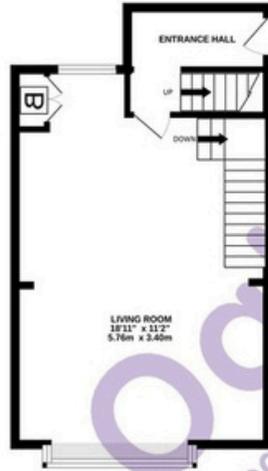
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



UPPER GLOUCESTER ROAD, CENTRAL BRIGHTON, EAST SUSSEX.

TOTAL FLOOR AREA : 735sq.ft. (68.3 sq.m.) approx.

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Energy Performance Certificate

Agents Notes	Score	Energy rating	Current	Potential
Tenure Freehold	92+	A		
Council Tax Band C	81-91	B		
	69-80	C		
	55-68	D	63 D	77 C
	39-54	E		
	21-38	F		
	1-20	G		



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