

PHILLIPS & STILL

Gladstone Place, Brighton

Guide Price £300,000 - £325,000



- A fantastic two bedroom lower ground floor apartment
- Rear garden
- No onward chain
- Private front entrance
- Good decorative order

To view all our homes: phillipsandstill.co.uk

Basement Flat, 49a Gladstone Place, Brighton, BN2 3QE



Located in a quiet residential cul-de-sac just off the vibrant Lewes Road, this superb spacious lower ground floor flat will make an ideal first home, buy to let investment or second property / holiday home near the sea. It has been fully refurbished throughout to a high standard and has its' own separate street entrance giving you that extra bit of privacy.

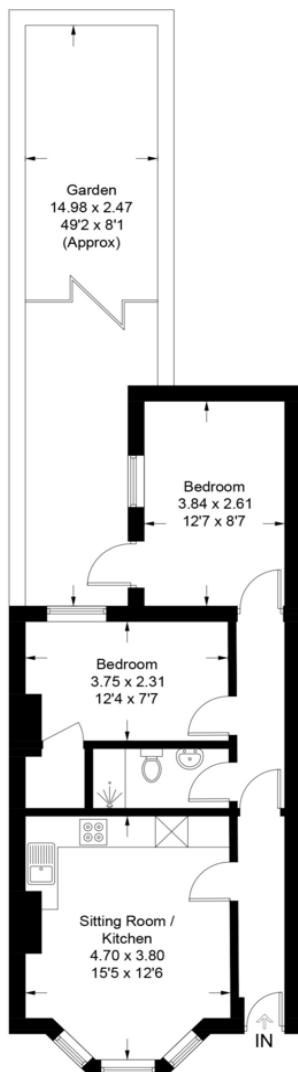
Internally accommodation comprises of entrance hall, a wonderful bay fronted lounge / modern kitchen to the front, two bedrooms, modern shower room and a fantastic sunny rear garden which is a perfect space for a little sunbathing or al fresco dining. There is also no onward chain here, meaning you can pack your bags and move straight in.

Living here you'll really appreciate the hustle and bustle of City centre life with a wide variety of independent shops, coffee houses, cafes, restaurants and supermarkets just moments from your doorstep on Lewes and London Roads. Also close by is our famous seafront, The Level park, trendy North Laine and Brighton mainline railway station with its' direct links to Gatwick & London Victoria for anyone who commutes. You'll certainly never be bored or short of things to do living here and you're sure to experience that cosmopolitan lifestyle that Brighton is so well known for!



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Approximate Gross Internal Area = 49.6 sq m / 534 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Accommodation

LOWER GROUND FLOOR

ENTRANCE HALL

SITTING ROOM/KITCHEN
15' 4" x 12' 6" (4.67m x 3.81m)

BEDROOM ONE
12' 4" x 7' 7" (3.76m x 2.31m)

BEDROOM TWO
12' 7" x 8' 7" (3.84m x 2.62m)

SHOWER ROOM

OUTSIDE

REAR PATIO GARDEN



What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	77 C

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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