

## Gloucester Road, Brighton, BN14AQ

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft  
(Including Eaves)

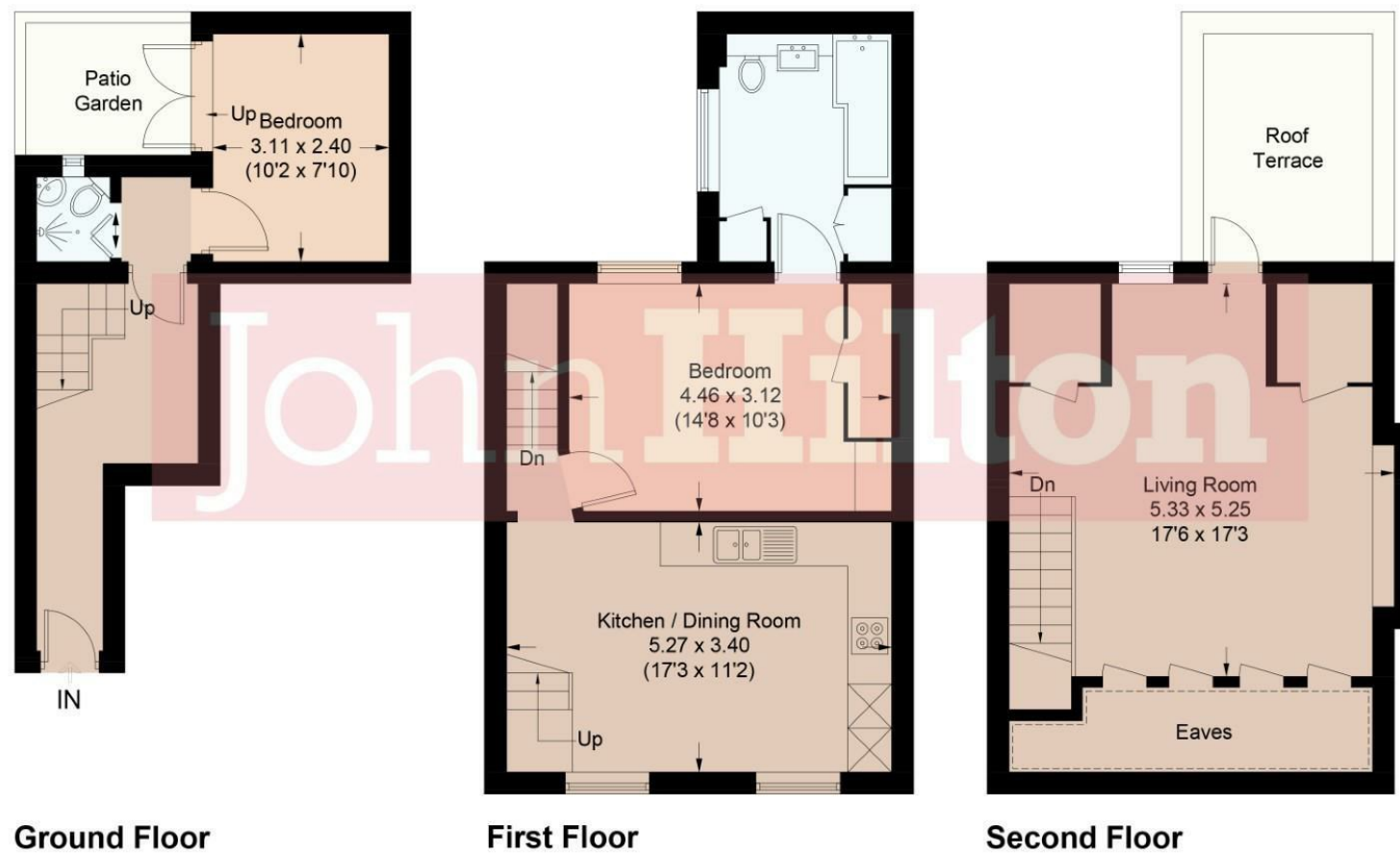


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 1028.00 sq ft

35 Gloucester Road, Brighton, BN1 4AQ

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**Offers In The Region Of £399,000**  
**Leasehold**



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## 35 Gloucester Road Brighton, BN1 4AQ

\*\*\* NO ONWARD CHAIN \*\*\*

An incredibly rare and fortuitous opportunity to acquire this unique two double bedroom property which boasts accommodation over three floors and is nestled in the heart of the creative and bohemian North Laine district. Location is fantastic - super central, only moments from Brighton's mainline railway station and amongst the bustle of the intertwining neighbouring streets which offer an array of independent cafes, restaurants, pubs and bars alongside a shopper's paradise of independent shops. Internally, you'll be pleasantly surprised with the space the property offers - the double bedroom on the ground floor enjoys its own en-suite wet room and access to a private courtyard, making it a perfect guest room or perhaps to let out for an additional income. To the first floor, the spacious, full-width kitchen/dining room enjoys an attractive, open outlook over Kensington Place, and the principal bedroom to the rear boasts a walk-in closet and spacious en-suite bathroom. A cosy lounge occupies the entire second floor with lots of storage, and connects to a lovely South-facing roof terrace with a charming outlook over neighbouring rooftops.

### Approach

Communal front door (shared with ground floor shop premises) opens into entrance lobby with further glazed door.

### Entrance Hall

Stairs ascend to first floor landing. Timber panelling to dado level, radiator and wood laminate flooring.

### Bedroom

3.11m x 2.40m (10'2" x 7'10")  
Double-glazed French doors open onto courtyard. Wood laminate flooring, radiator, coved ceiling, storage recess with hanging rail, and bi-fold door opening into:

### En-Suite Wet Room

Obscure double-glazed window to rear. Thermostat shower, corner WC and corner wall-mounted wash hand basin, radiator, extractor fan and inset downlights.

### First Floor Landing

Opening through to kitchen/dining room and further door through to:

### Bedroom

4.46m x 3.12m (14'7" x 10'2")  
Double-glazed window to rear. Built-in dressing table with shelving over, radiator, wood laminate flooring, door into walk-in wardrobe with hanging and shelving, and door through to:

### En-Suite Bathroom

Double-glazed window to side with column-style radiator under and heated towel rail. Panel-enclosed P-shaped shower bath with electric shower over and tiled surround, wash hand basin and low-level WC built into vanity unit with cupboard over, plus two built-in cupboards.

### Kitchen/Dining Room

5.27m x 3.40m (17'3" x 11'1")  
Twin single-glazed timber-framed windows to front with radiators under, and open-tread stairs ascend to second floor. Fitted kitchen in cream Shaker style to include integrated under-counter fridge, dishwasher and eye-level double oven. Work surfaces extend to include a one-and-a-half bowl stainless steel sink with drainer and mixer tap, alongside a four-ring ceramic induction hob with extractor over and metro-tiled splashback, with space and plumbing for a tall standing fridge-freezer and wood laminate flooring.

### Second Floor Living Space

5.33m x 5.25m (17'5" x 17'2")  
Currently arranged as a lounge. Laminate flooring, generous eaves storage, built-in dresser with drawers and shelving, radiator, painted timber wall panelling and double glazed window to rear, with door opening onto:

### Roof Terrace

Offering charming rooftop views over the North Laine district.



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- NO ONWARD CHAIN
- Popular North Laine Area
- Moments From Brighton Station
- Two Double Bedrooms
- En-Suite Wet Room
- Kitchen/Dining Room
- South-Facing Courtyard
- Principal Bedroom with En-Suite
- South-Facing Roof Terrace
- Potential for Home & Income

Council Tax Band: **B**

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            | <b>71</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |