



Gloucester Place, Brighton

Asking price £700,000



Property highlights

- Spacious penthouse apartment located close to station, shops, and seafront
- Two spacious double bedrooms with city views
- Two modern bathrooms, including one en-suite shower room
- Striking open-plan reception room with herringbone flooring
- Designer kitchen with integrated Siemens appliances
- Private terrace with panoramic city views
- Hotel-style concierge service for a warm and secure welcome
- Residents' lounge and dedicated co-working hub for flexible living
- Exclusive on-site amenities including gym and cinema room
- Beautifully landscaped communal courtyard garden for year-round enjoyment

Set above the rooftops of Brighton, with panoramic city views, this modern penthouse apartment combines striking design with generous living space and a private terrace made for entertaining.

The property

Set high above the city in Brighton's premier development, ROX, this stunning penthouse spans over 880 sq ft and combines modern design with 21st century practicality. With ample living space, a private terrace and exclusive on-site amenities, this is city living elevated in every sense.

ROX itself sets the tone for a sophisticated lifestyle. A hotel-style entrance lobby with concierge service creates a warm and secure welcome. Lifts take you up to the sixth floor where you enter the apartment into a spacious hallway. The heart of the home is the open-plan reception room / kitchen - the perfect spot for relaxation or entertaining. Large windows frame the rooftop view and doors open to the private terrace beyond where you can catch glimpses of the sea.

The designer kitchen is a contemporary showpiece: a two-tone matt finish with Siemens integrated appliances, wine cooler, full-height cabinetry, black worktops, and powder-coated black fixtures. Every detail is softened by ambient coffered ceiling lighting that creates an inviting atmosphere for entertaining or winding down at the end of the day.

Both bedrooms are generously sized, with soft carpet underfoot for a more restful feel. The principal bedroom enjoys its own en-suite, while the second is served by a sleek family bathroom. Bathrooms are as functional as they are beautiful, with recessed shelving, mood lighting, large-format tiling, and matt black fittings, all warmed by underfloor heating for year-round comfort.

Thoughtful touches add to the practicality – a utility cupboard in the hallway provides storage and space for a washing machine, while the neutral, minimal décor throughout offers a perfect backdrop for personal style.

At the heart of the development lies a beautifully landscaped open-air courtyard garden, offering year-round colour and a private sanctuary away from the city's vibrant energy. Residents also enjoy exclusive access to a fully equipped fitness gym and a stylish cinema room - spaces designed for wellbeing, leisure, and community.

Additional property information

Property type: Sixth floor penthouse apartment

Tenure: Leashold

Length of lease: 996 years remaining

Service charge: £2578.33 paid twice yearly

Council tax band: E

The area

Located on the edge of Brighton's North Laine, ROX places you right at the centre of the city's energy and character.

The North Laine is Brighton at its most vibrant. It's a neighbourhood of independent cafés, boutique shops, restaurants and pubs that give it the charm of a village within the city. Loved by residents and visitors alike, it's a creative hub with a strong community spirit and a reputation as one of the most desirable places to live. From here, everything Brighton is famous for is close at hand: the seafront, with its pier, pebbled beach and promenade, is just half a mile south, while the station and city centre are only a short stroll away.

Transport links

Located just an eight-minute walk from Brighton mainline station, the apartment is perfectly placed for London commuters or those looking to escape the city from time to time. London Bridge can be reached directly in just over an hour, with Gatwick Airport in around 30 minutes. Excellent local bus connections also put the rest of Brighton, and beyond, within easy reach.

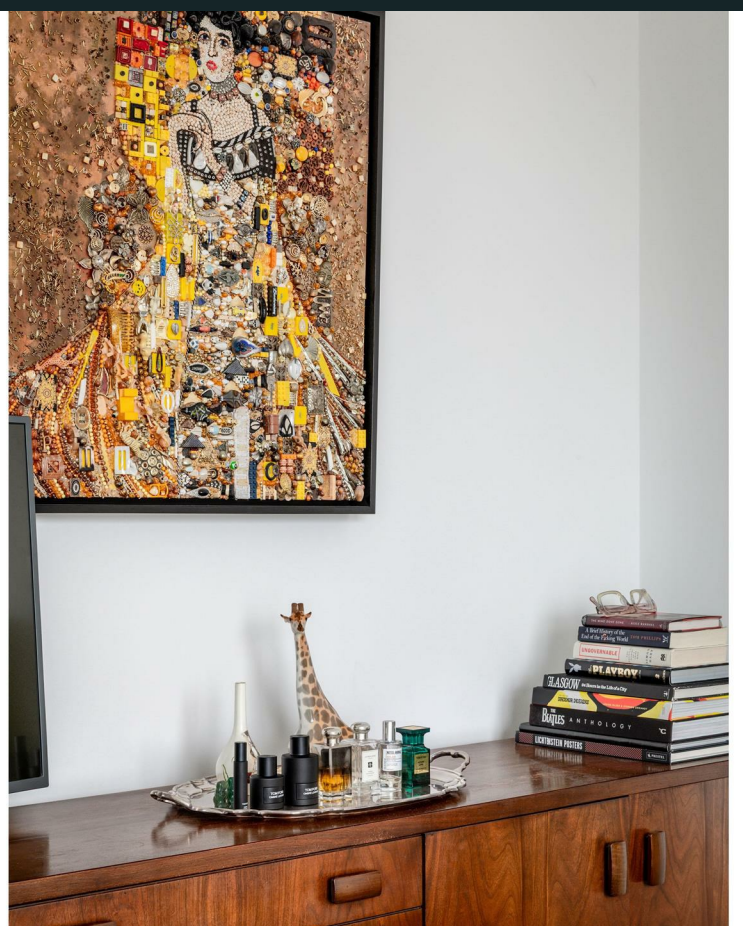
Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.



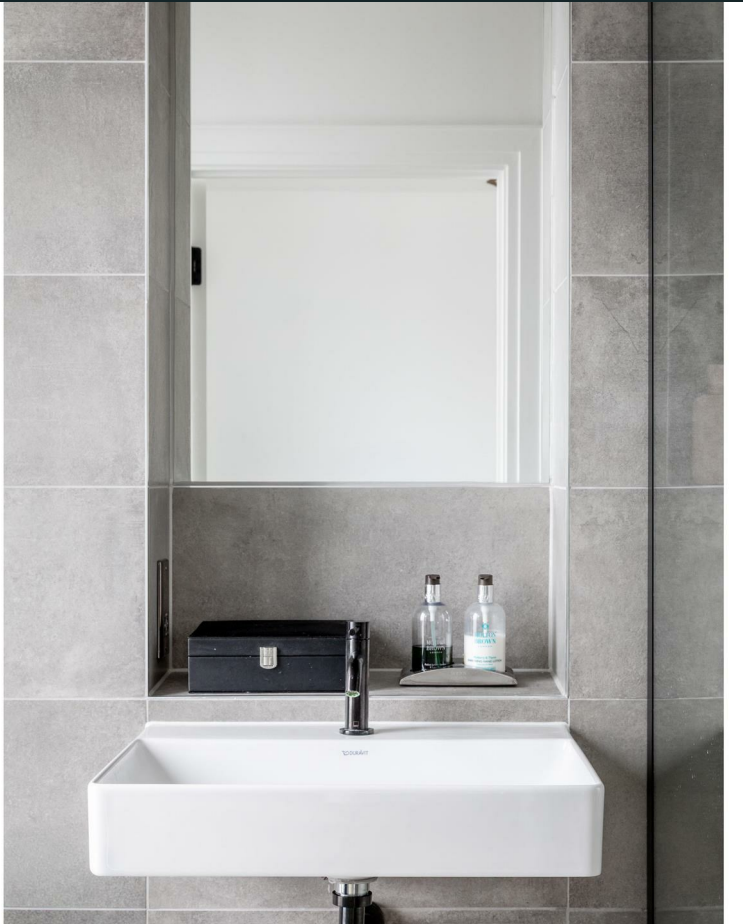












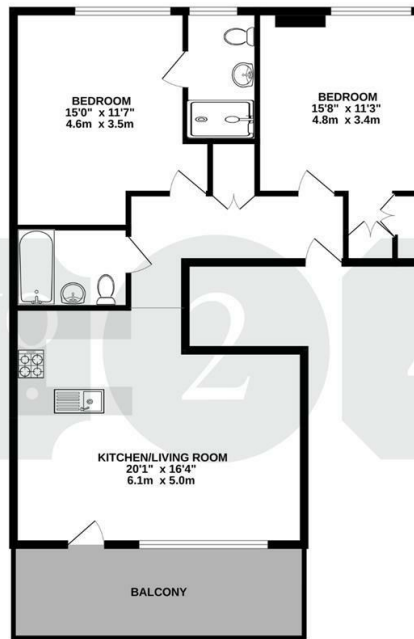








SIXTH FLOOR



TOTAL FLOOR AREA : 883sq ft. (82.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, wallwork, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or reliability nor for green.

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