



**Guide Price**  
**£475,000**

**Freehold**

3x  2x  1x 

**Upper Gardner Street,  
Brighton, East Sussex,  
BN1**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- End of terrace home with sunny rear patio garden
- North Laine location
- In the heart of the city centre
- Walking distance to Brighton Mainline station
- Close to independent shops, cafes and restaurants

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Bedroom 2 : 16'5 x 8'1 (5.01m x 2.47m)
- Bedroom 3 : 10'9 x 6'10 (3.28m x 2.08m)
- Shower Room

### BASEMENT

- Kitchen/Living Room: 18'4 x 16'5 (5.59m x 5.01m)

### FIRST FLOOR

- Landing
- Bedroom 1: 13'5 x 12'11 (4.09m x 3.94m)
- En Suite Bathroom

### OUTSIDE

- Rear Patio Garden

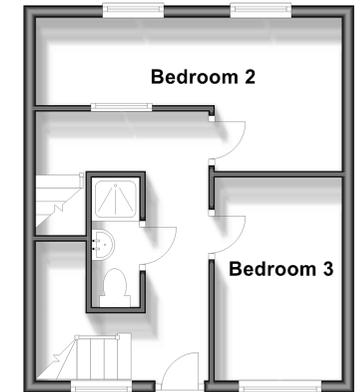
### Basement

Approx. 28.0 sq. metres (300.9 sq. feet)



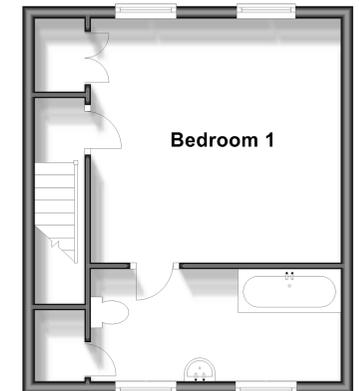
### Ground Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



### First Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



**Call Central Brighton - 01273 820600 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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