



## 21A GLOUCESTER STREET BRIGHTON, BN1 4EW

£1,750 PCM

Available Now! Beautifully presented two-bedroom maisonette with south facing private terrace located in the heart of Brighton North Laine's. Occupying the ground and lower ground floor this split-level property benefits from bright and spacious accommodation comprising, two double bedrooms, open plan kitchen/living with access to your private south facing rear terrace and modern three-piece bathroom suite.

The location speaks for itself with the historic North Laine conveniently positioned to enjoy all the City has to offer, not to mention the range of popular boutique shops, independent cafes, and restaurants all on your doorstep. Brighton mainline station is moments away offering regular and direct links to London and Brighton seafront is also close by.

**Nicholas  
James**

SALES LETTINGS AUCTIONS

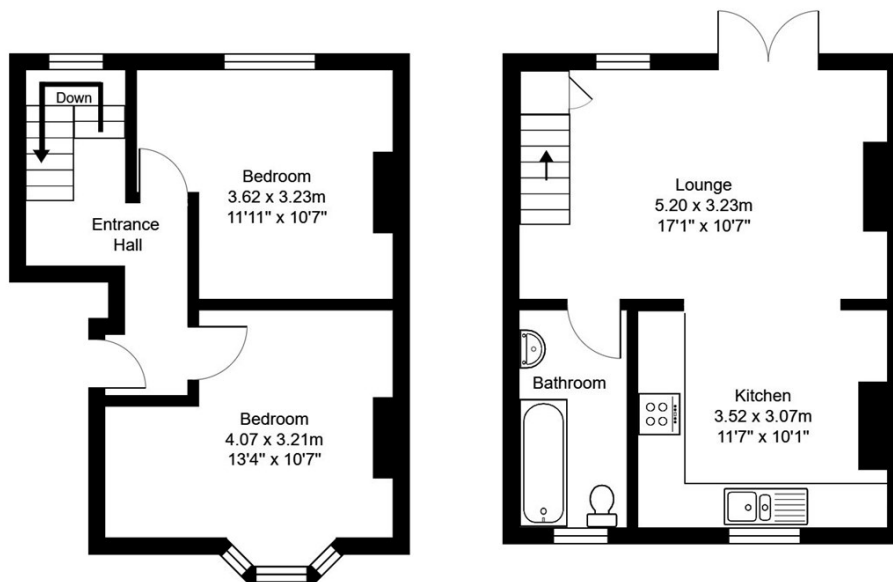












Gloucester Street

Total Area: 63.7 m<sup>2</sup> ... 686 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	68
(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 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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