



Upper Gardner Street, Brighton, BN1 4AN  
**Offers Over £485,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Upper Gardner Street, Brighton, BN1 4AN

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## Further Information

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Internally, the property comprises an entrance hall, leading into the spacious through living/dining room, complete with modern open plan kitchen and double doors to the private rear courtyard. To the first floor, there are two double bedrooms and a contemporary bathroom with rainfall showerhead. The property is presented in excellent decorative order throughout and benefits from no onward chain.

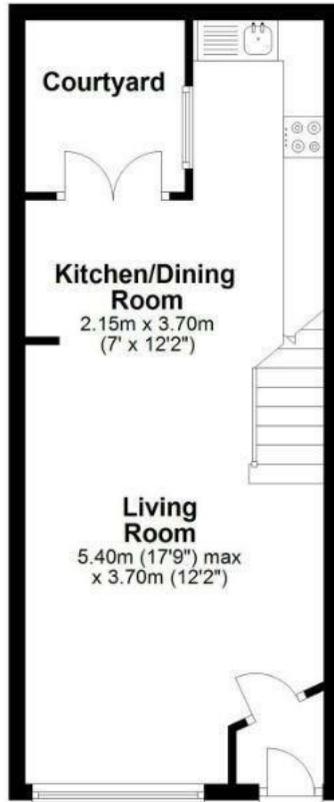
Upper Gardner Street in Brighton is a vibrant and sought-after location, known for its eclectic mix of independent shops, cafes, and the lively atmosphere of the nearby North Laine area. This charming street exudes character, with its historic terraced houses and a strong sense of community. Residents enjoy the convenience of being within the heart of Brighton's city centre, offering easy access to shopping, dining, and cultural attractions. The street is also well-connected to public transport, being just a short walk from Brighton mainline railway station.

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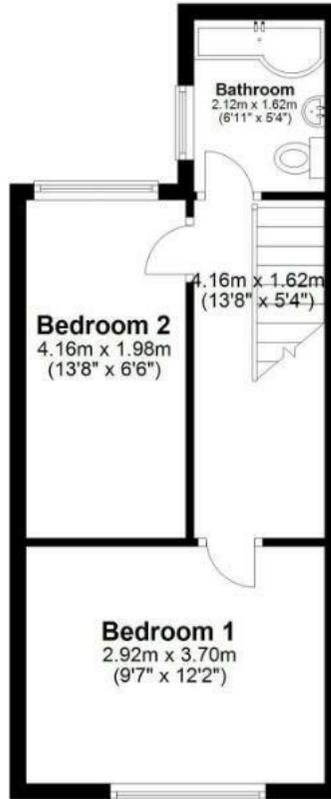
### Ground Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



### First Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 65.8 sq. metres (708.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 tenant.  
Plan produced using PlanUp.

Upper Gardiner St, Brighton



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.