



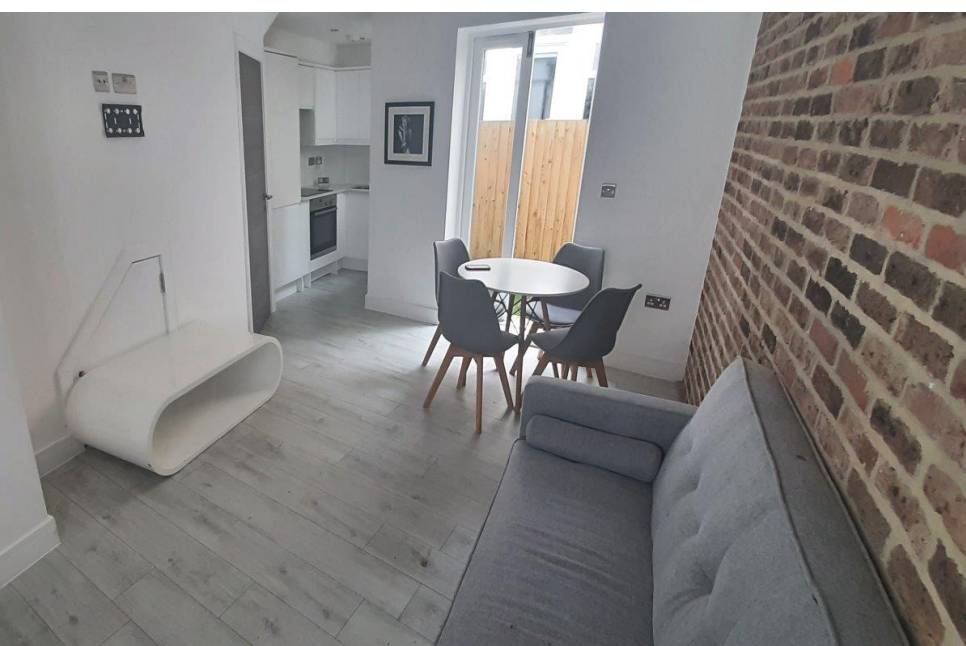
Gloucester Road

2 Bedroom

£1,600 pcm

Brighton, Brighton





2 Gloucester Road

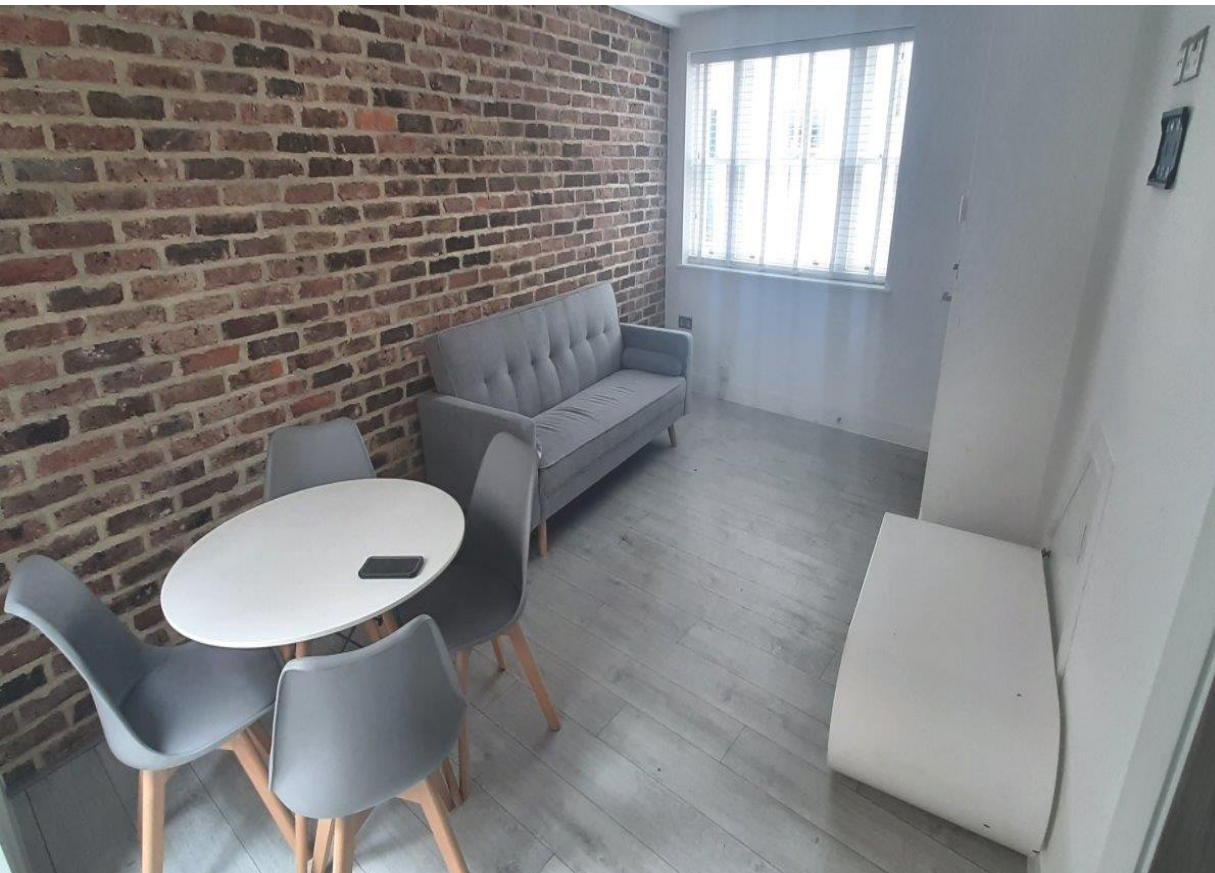
Description

- Modern Town House
- Open Plan Living
- 2 Bathrooms
- Available Late June
- Energy Rating : B
- 2 Double Bedrooms
- Modern Kitchen
- Balcony
- Unfurnished
- Council Tax Band D

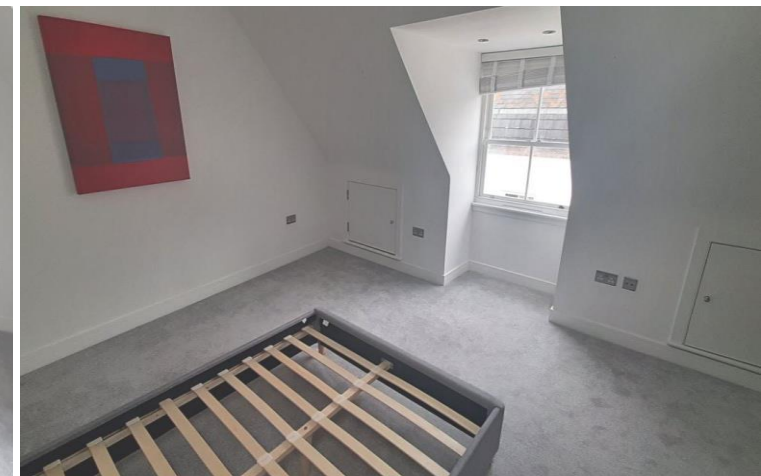
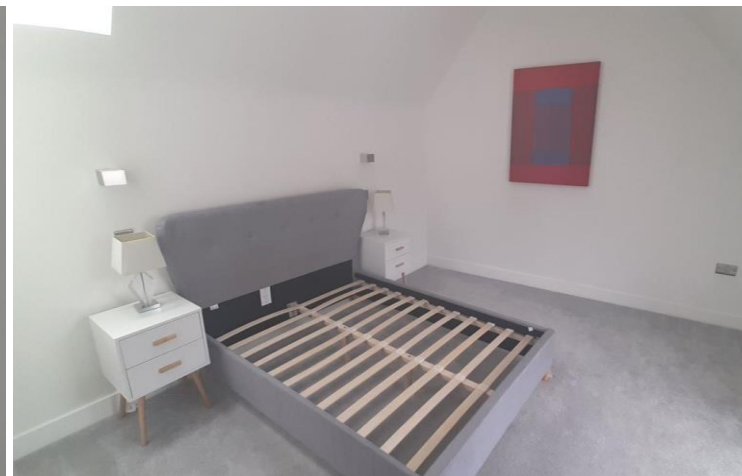
Gloucester Road is situated in the heart of the North Laine in Brighton's City Centre. The mainline train station is very close by, and all the highlights of the City are within easy reach, including the Royal Pavilion and the Seafont.

* A holding deposit of £369 is payable to secure this property

* A damage deposit of £1846 will be payable, along with the first rent payment, prior to moving in



Accommodation Comprises:



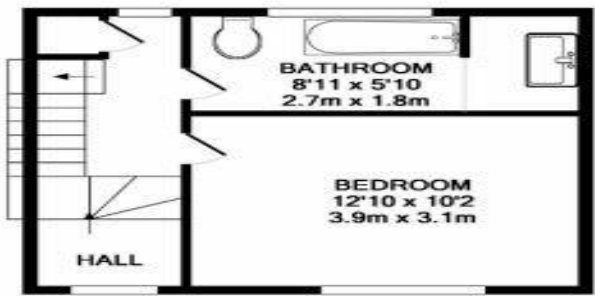
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		94
81-91	B	82	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

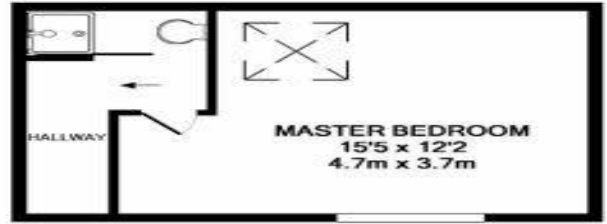
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



GROUND FLOOR
APPROX. FLOOR
AREA 243 SQ.FT.
(22.6 SQ.M.)



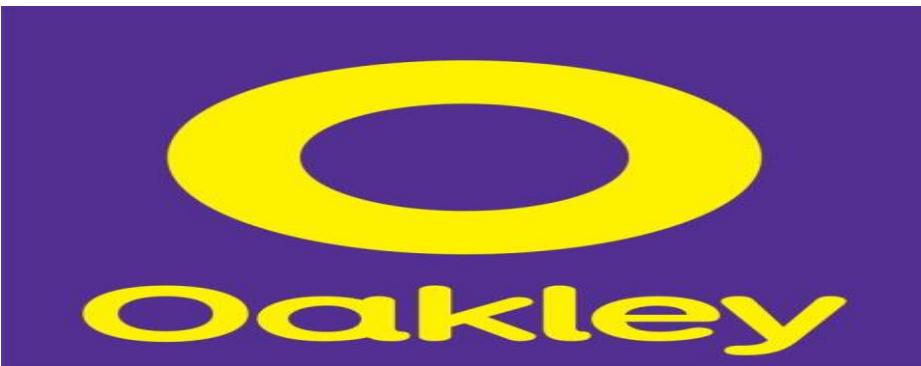
1ST FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 224 SQ.FT.
(20.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Our Fees

Holding deposit of one weeks rent to secure a property
 Damage deposit equal to 5 weeks rent
 We are Members of Both ARLA and The Property Ombudsman Redress Schemes
 We are also members of The Propertymark Client Money Protection Scheme & The RICS Client Money Protection Scheme

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Oakley Property (Sussex) Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.