

15 Gloucester Road, Brighton, BN1 4AD

£425,000 Freehold

Nestled in the vibrant area of Gloucester Road, this charming 2 bedroom house offers a delightful blend of comfort & convenience. The property boasts a well-designed layout, making it an ideal choice for small families, couples or individuals seeking a serene retreat in the heart of the city. Upon entering, you are greeted by a warm & inviting atmosphere, with ample natural light flowing through the spacious living areas. The 2 bedrooms provide a peaceful sanctuary, perfect for relaxation after a busy day. The location is truly a standout feature of this property. Gloucester Road is renowned for its eclectic mix of shops, cafes & restaurants, providing residents with a vibrant community feel. Additionally, the proximity to public transport links makes commuting to nearby areas effortless, while the stunning Brighton seafront is just a short stroll away, offering the perfect escape for leisurely walks or seaside activities. Viewings are highly recommended. Energy Rating: TBC Exclusive to Maslen Estate Agents

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Front door to:

Open Plan Lounge/Dining/Kitchen

Lounge/Dining Area
Window to front, wood effect flooring, recessed spotlights, stairs rising to first floor, understairs storage cupboards, 2 x radiators.

Kitchen
Range of wall, base & drawer units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 4 ring gas hob with extractor over, integrated oven below, integrated under counter fridge, inset dishwasher, 3 x Velux windows, recessed spotlights, laminate flooring, part tiled walls, door to shower room.

Shower Room
WC with push button flush, wash hand basin with mixer tap & vanity storage below, shower cubicle with mains fed shower attachment with hand held shower attachment, recessed spotlights, tiled floor, part tiled walls, radiator.

First Floor Landing
Hatch to loft space, doors to:

Bedroom
Sash window to front, radiator, laminate flooring, recessed spotlights.

Bedroom
Double glazed patio door to roof terrace, radiator, built in wardrobe, recessed spotlights.

Outside

Roof Terrace
Wooden decking with space for table & chairs, walled & fenced boundaries.

Total approx floor area
537 sq.ft. (49.9 sq.m.)

Parking zone Y

Council tax band B

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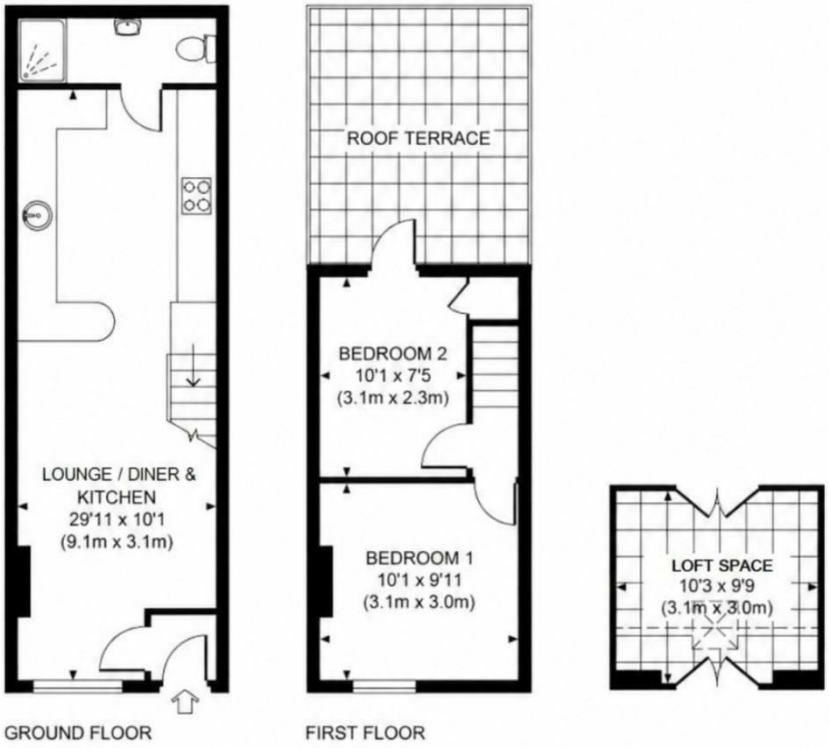


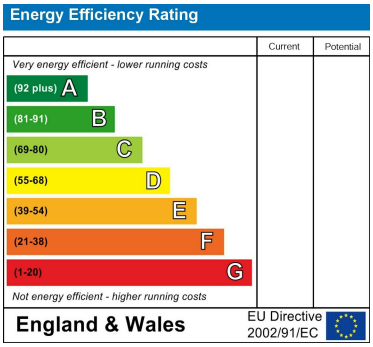


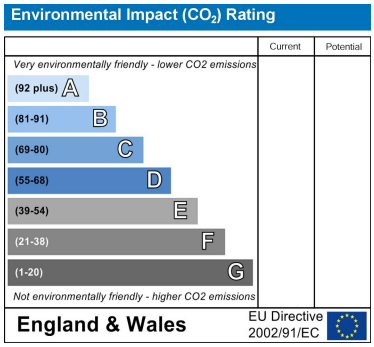




Approximate Gross Internal Area
537 sq ft / 49.9 sq m







IMPORTANT
Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT
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