



Total Area Approx 448.00 sq ft

Ground Floor Flat, 57 Gladstone Place, Brighton, BN2 3QE

To view, contact John Hilton:  
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**Offers In Excess Of £250,000**  
**Leasehold - Share of Freehold**

# Ground Floor Flat 57, Gladstone Place Brighton, BN2 3QE

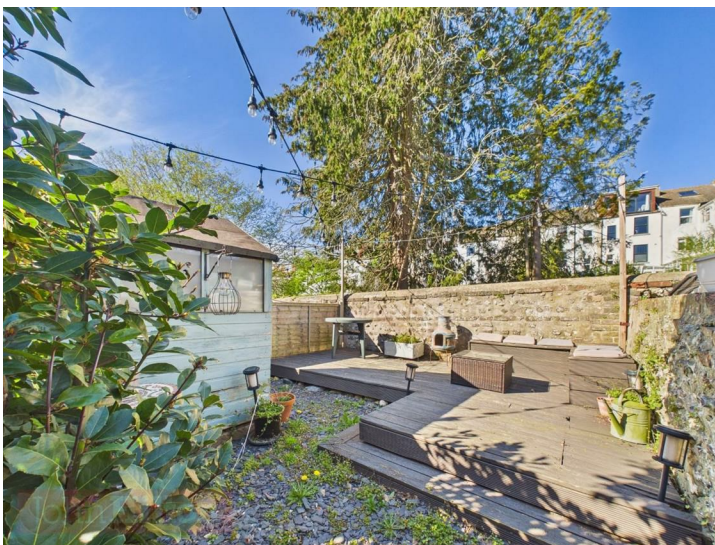
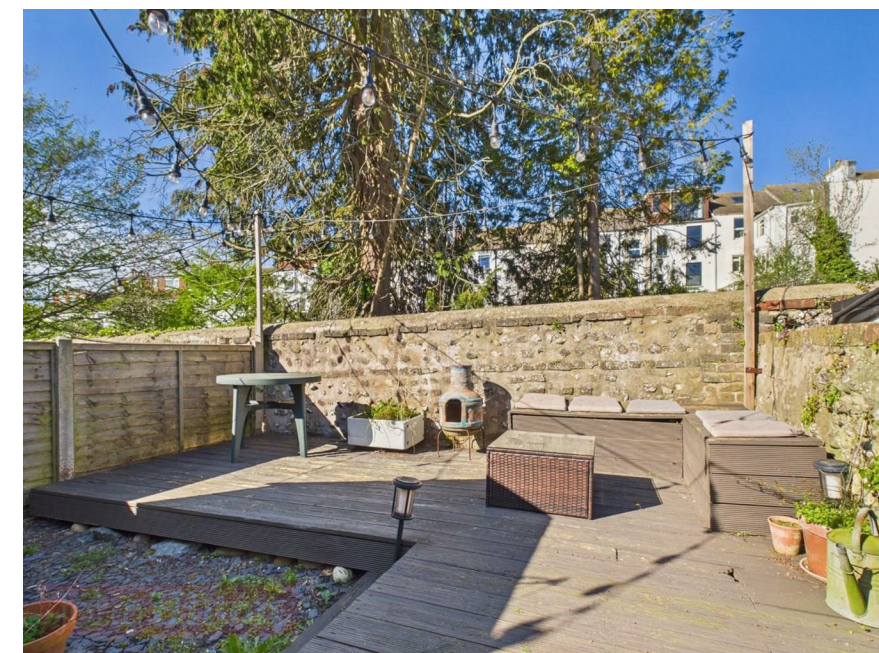
\* VENDOR SUITED \*

A well-presented, ground floor, one-bedroom garden flat with Share of Freehold in a period-style conversion, perched at the top of Gladstone Road in the vibrant city of Brighton & Hove.

Situated off the Lewes Road, the property is a peaceful retreat from the hustle and bustle of town, yet just a short stroll away from local shops, cafes and supermarket. Bus services to Brighton city centre, universities and beyond are within walking distance and Brighton mainline station is just a 10-minute drive away.

The property comprises a bright living room with large bay windows allowing natural light to stream through, with a decorative hearth and recesses either side with shelving making the room a cosy living space. An inner hallway leads you to a double bedroom with large sash window to the rear, and a modern bathroom with bath tub and shower over, wooden unit with countertop wash basin and Victorian wall-mounted taps, and low-level WC. The galley kitchen to the rear of the property is fitted with modern white base and wall units and laminate worktops comprising a single-bowl sink with drainer and mixer tap and spaces for appliances. There's a window to the rear and a door providing access to a timber staircase leading down to the rear garden with timber decked area, built-in seating and a westerly aspect to enjoy the evening sun.

This property would suit first time buyers or investors looking to add to their portfolio. Viewings are highly advised.



- Share of Freehold
- Vendor Suited
- Ground Floor Flat
- Rear Garden with Westerly Aspect
- One Bedroom
- Gas Central Heating
- 957 Years Remaining on Lease
- Period Property
- Close to Local Amenities
- Excellent Bus Services Throughout Brighton & Hove

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
	76

Council Tax Band: **A**