



HAMLYN SMITH

£375,000

GLOUCESTER STREET, BRIGHTON

3 BEDROOMS

1 RECEPTIONS

1 BATHROOMS

Tucked away from Gloucester Street and approached via a passageway, The Auction House is a wonderfully individual 2/3 bedroom mews-style home offering versatile accommodation arranged across three floors in the heart of central Brighton.

- 2/3 Bedroom House
- Gated Mews Development
- Offered With No Onward Chain
- Ideal Holiday Home or Investment



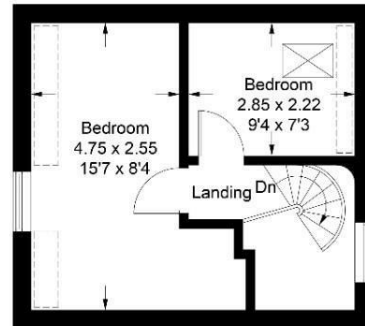


The Auction Rooms, Brighton

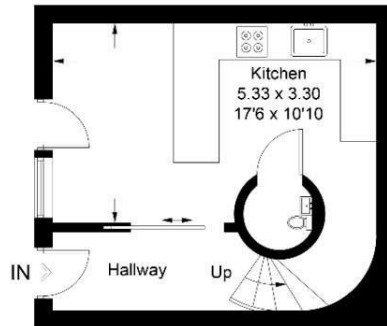
Approximate Gross Internal Area = 68.44 sq m / 736.65 sq ft



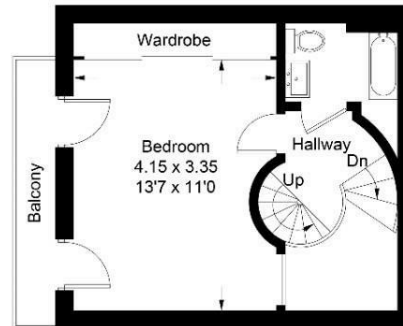
= Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1340509)

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Full of character, the property has a distinctive layout with spiral staircases connecting each level, creating a home that feels both quirky and unique.

On entering, a welcoming hallway leads through to a generous open-plan kitchen and dining room. The modern fitted kitchen incorporates a range of integrated appliances, while the adjoining dining area provides plenty of space for entertaining and could just as easily be used as an additional living room. Also on the ground floor is an eye-catching circular WC.

A spiral staircase rises to the first floor, where there is a well-proportioned living room opening onto a private balcony, together with a separate family bathroom. The flexibility of the accommodation means this room could alternatively be used as a bedroom, particularly for those choosing to make the open-plan ground floor their main living space.

A further spiral staircase leads to the top floor, where two additional bedrooms complete the accommodation.

The Auction House would make an excellent city home, investment property or Brighton base, with its unusual design and highly central setting offering something genuinely different.

Positioned in the heart of the city, the property is just moments from Brighton Station, making it particularly convenient for commuters and those travelling to London. The independent shops, cafés, bars and restaurants of the North Laine are close by, while Seven Dials, the seafront and the wider city centre are all within easy reach.

For buyers looking for a characterful and flexible home in one of Brighton's most convenient locations, The Auction House presents a rare opportunity to enjoy city living with a real sense of individuality.

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