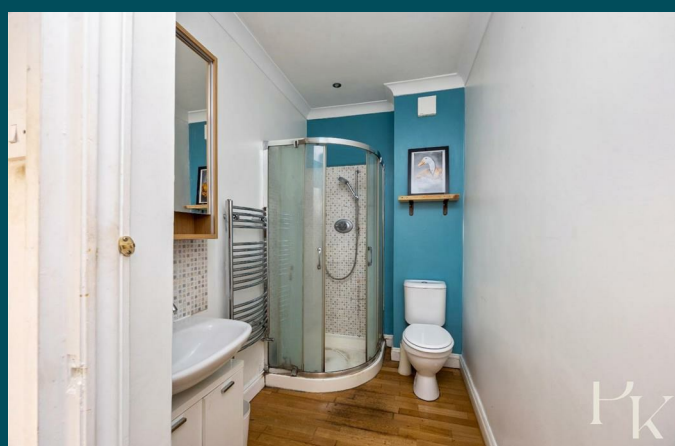




4 Gladstone Terrace

Brighton, BN2 3LB

Offers over £250,000

A well proportioned one bedroom split level flat with an additional loft room and large private roof terrace, situated in a convenient central Brighton location.

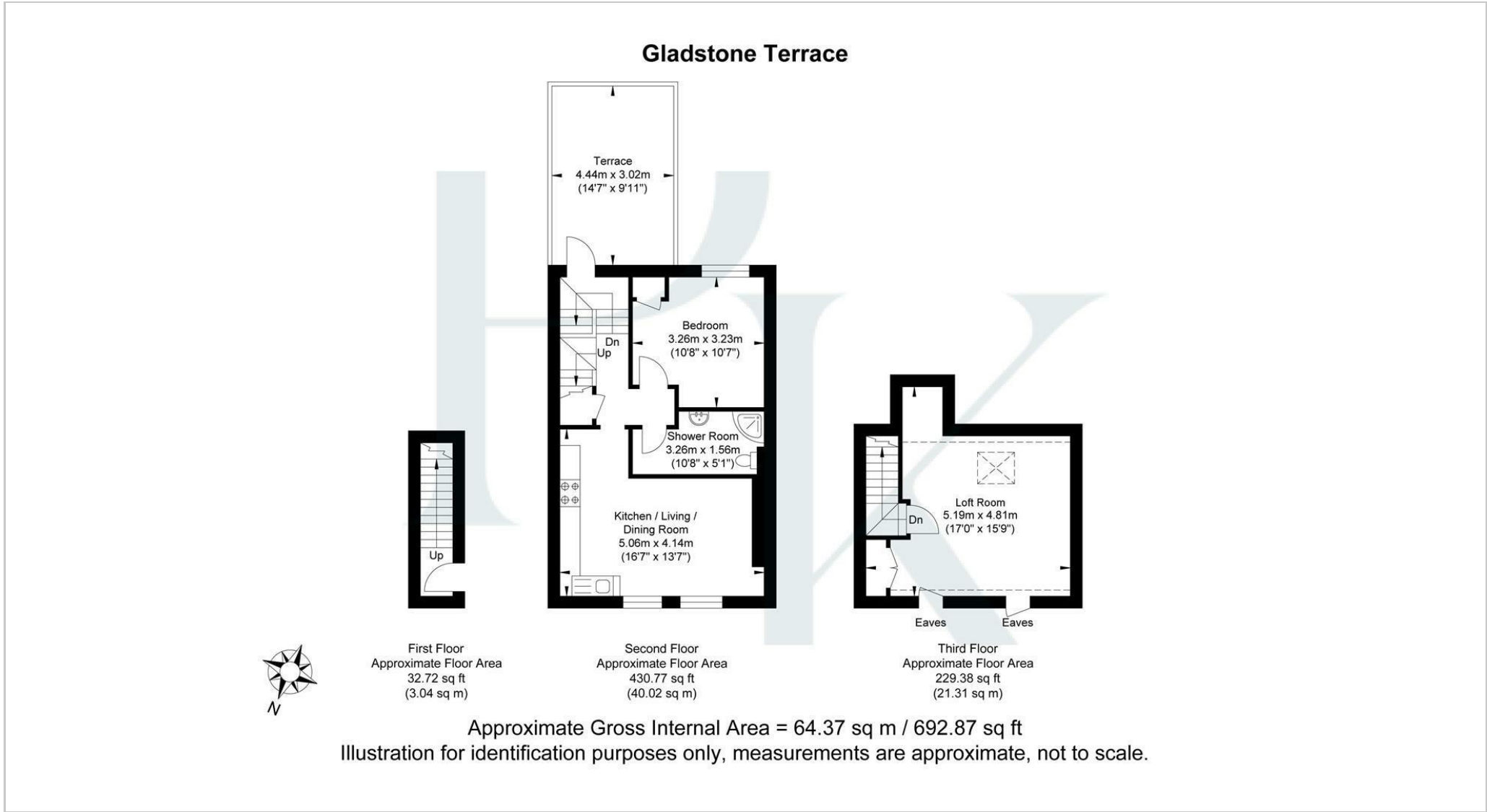
The apartment offers versatile accommodation arranged over two floors, together with the considerable benefit of a large private roof terrace.

The main floor comprises an open plan living and kitchen area, with good natural light and ample space for both seating and dining. There is a good sized double bedroom with built in storage and a pleasant outlook, together with a separate shower room.

A staircase from the landing leads to the loft room, which provides useful additional space and benefits from a Velux window. This versatile room could be used as a home office, hobby room or occasional guest space, subject to any relevant permissions.

A particular feature of the property is the large roof terrace, accessed from the upper landing. The terrace provides valuable private outdoor space and offers plenty of scope for seating, entertaining and enjoying the warmer months.

The property forms part of an attractive period terrace, retaining some of the character associated with this style of Brighton property. Its central position provides convenient access to the city's shops, cafés, restaurants and bars, with Brighton seafront and other amenities also within easy reach.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Pearson
Keehan