



Gloucester Yard, Gloucester Road, Brighton, BN1 4AF
Offers In Excess Of £725,000

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Beautifully designed three bedroom four storey house with versatile live-work space, convenient location in the heart of the city.

Contemporary four storey Live-Work House with Versatile Space in Brighton's North Laine Conservation Area.

Are you looking for a special property that combines modern living with flexible work arrangements? Look no further than this stunning live-work house located in the heart of Brighton's North Laine conservation area. With its convenient location, contemporary design, and versatile space, this property offers endless possibilities for buyers with diverse needs.

Built in 2000, this live-work house is part of a gated development that provides privacy and security. The property boasts a contemporary exterior that blends seamlessly with the vibrant surroundings, and its convenient dual entrances allow for separate access to the work unit and the upper part of the building.

As you enter the ground floor, you will find a spacious 29' work unit. This versatile space is perfect for running a home business or could be utilised as an additional living area, studio, or gym alongside your home office. A small utility area, which was formerly a WC, adds to the convenience. The patio doors lead out to a secluded rear terrace.

On the first floor, two bedrooms and a well-appointed bathroom await. The primary suite features an en-suite shower room, offering a private oasis for relaxation. The second floor encompasses two light-filled and spacious living areas. The larger of the rooms features a Juliet balcony overlooking the impeccably landscaped courtyard with a water feature and architectural plants. The second reception room can easily be transformed into an office space or utilised as a third bedroom, accommodating your specific lifestyle needs.

The third floor is a true highlight of the property, offering a kitchen dining area that opens onto a south-facing roof terrace. Imagine enjoying your morning coffee or hosting alfresco dinner parties in this idyllic outdoor space while soaking up the sun.

Spanning over 1399 square feet, this property provides ample space for comfortable living and working. The flexible layout allows you to customise the rooms to suit your preferences, ensuring that every inch of space is utilised efficiently. Ideally located at the rear of the development, sheltered from any hustle and bustle, providing a peaceful sanctuary amidst the vibrant neighbourhood.

In addition to its remarkable features, this property offers excellent proximity to various amenities. Within walking distance, you will find Brighton Mainline Station, offering convenient transportation links to London and beyond. The vibrant North Laine area is just a stone's throw away, providing a plethora of entertainment venues, high street shopping, and delightful cafes and restaurants. Of course, let's not forget the beautiful Brighton seafront, where you can enjoy leisurely walks or indulge in seaside activities.

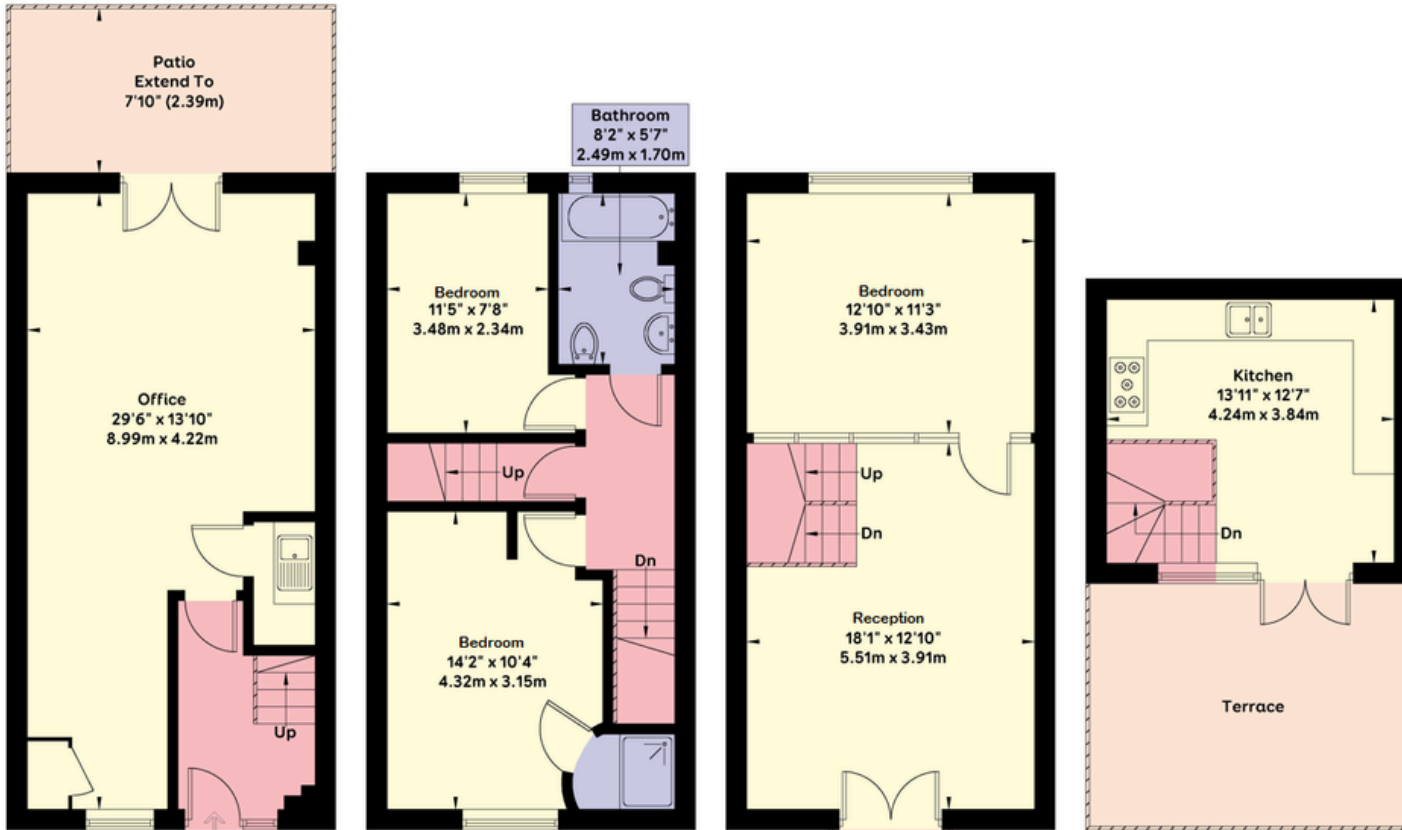
With no onward chain, this contemporary property in the sought-after North Laine conservation area is ready for you to make it your own. Whether you are an entrepreneur in need of a dedicated workspace, a growing family looking for a spacious and stylish home, or someone seeking a prime location in Brighton, this property ticks all the boxes.

*The Rateable Value for the premises from April 2024 provided by the Valuation Office Agency www.voa.gov.uk is £12,250.

The Small Business Rate for the financial year (2024-2025) is 49.9p in the £ making the Rates payable for the unit approx. £6,112.75.

However, since the premises has a Rateable Value which falls within a tapered calculation, the incoming tenant may receive a discount, subject to status. We would ask all interested parties to investigate this with Brighton Council: [Contact your council about business rates bill - GOV.UK](#) *





Ground Floor
37.8 sq m / 407 sq ft

First Floor
37.8 sq m / 407 sq ft

Second Floor
37.8 sq m / 407 sq ft

Third Floor
16.6 sq m / 178 sq ft

APPROXIMATE GROSS INTERNAL AREA = 130.0 sq m / 1399 sq ft

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Agents Notes

Tenure Share of Freehold
 999 Year Lease Term From 2000
 Service Charge Approx £900 Per Annum
 Ground Rent N/A
 Council Tax Band D
 Business rates current ratable value- £12,250

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Please note:

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Oakley

Your Sussex Property Expert

Brighton & Hove Office
 01273 688 881
 30-31 Foundry Street, Brighton BN1 4AT
www.oakleyproperty.com
sales@oakleyproperty.com

We also have offices in:
 Shoreham by Sea
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