



Upper Gloucester Road, Brighton, BN1 3LQ
Asking Price £450,000

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A beautifully presented two-bedroom cottage, perfectly situated near Brighton Station, offering modern comforts and a delightful courtyard garden.

Positioned on Upper Gloucester Road, this charming two-bedroom cottage presents an exceptional opportunity for those seeking a blend of traditional character and contemporary convenience in the heart of Brighton. Offered for sale, this property is ideally positioned for commuters and city dwellers alike, being just a stone's throw from Brighton Station, providing excellent links to London and beyond.

Upon entering, you are greeted by a well-presented interior that immediately conveys a sense of warmth and homeliness. The ground floor features a versatile living/dining room, a bright and inviting space perfect for both relaxing and entertaining. This open-plan area benefits from ample natural light, creating an airy atmosphere that complements the cottage's inherent charm.

The modern kitchen is thoughtfully designed to maximise space and functionality. It boasts a range of contemporary units and integrated appliances, ensuring a seamless cooking experience. What truly sets this kitchen apart are its clever storage options, meticulously planned to make the most of every inch, providing ample room for all your culinary essentials without compromising on aesthetics. Whether you are a seasoned chef or simply enjoy preparing meals, this kitchen will undoubtedly impress.

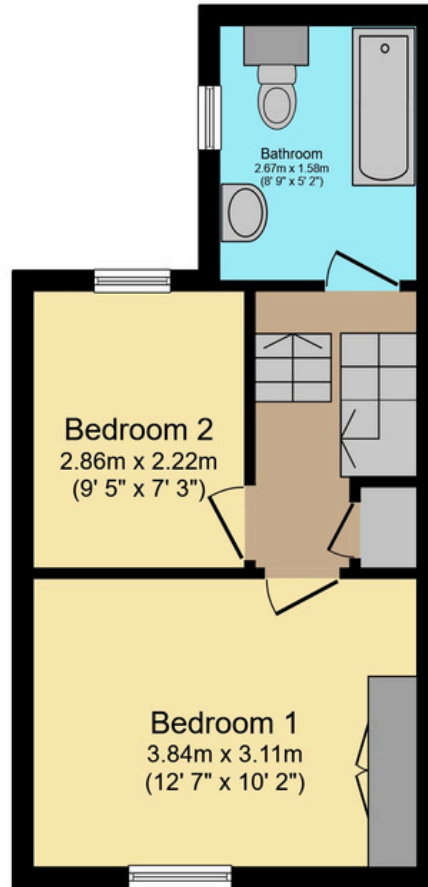
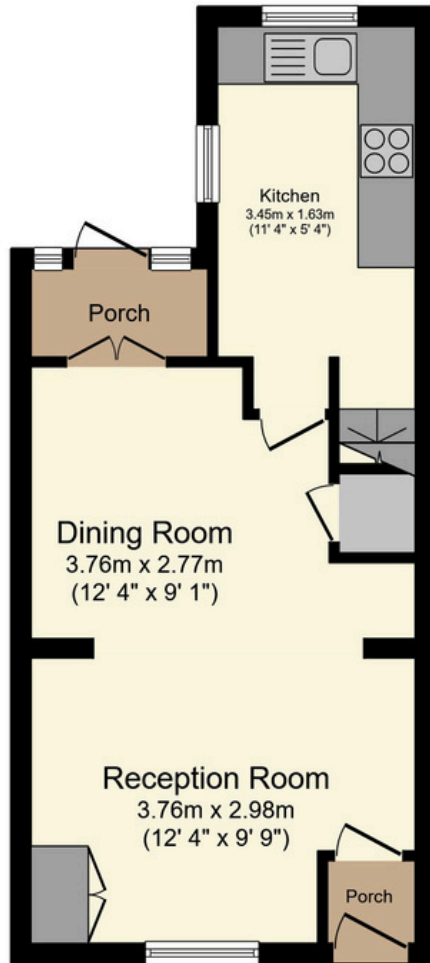
Ascending to the first floor, you will find a generously proportioned principle bedroom and a second double bedroom. Each bedroom offers a comfortable and tranquil retreat, perfect for unwinding after a busy day. The rooms are well-lit and offer sufficient space for freestanding furniture, ensuring practical living. The layout is ideal for a small family, a couple, or even as a guest room and home office setup, catering to a variety of lifestyle needs.

The property also benefits from a modern white bathroom, elegantly appointed with contemporary fixtures and fittings. This pristine space provides a refreshing environment, complete with a bath and overhead shower, catering to both quick morning routines and leisurely evening soaks.

One of the most appealing features of this delightful cottage is its lovely courtyard garden. This private outdoor space offers a serene oasis in the bustling city, perfect for al fresco dining, enjoying a morning coffee, or simply unwinding with a good book. It provides a low-maintenance yet charming area for outdoor enjoyment, a true rarity in such a central location.

Further enhancing the appeal of this home is the inclusion of gas central heating, ensuring a warm and comfortable environment throughout the colder months. The property has been meticulously maintained and is presented in excellent condition, ready for its new owners to move straight in and start enjoying the Brighton lifestyle.





Total floor area 63.5 m² (683 sq.ft.) approx



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Energy Performance Certificate

Agents Notes	Score	Energy rating	Current	Potential
Tenure Freehold	92+	A		
Council Tax Band C	81-91	B		43 B
	69-80	C		
	55-68	D	40 D	
	39-54	E		
	21-38	F		
	1-20	G		

