



51a Gladstone Place, Brighton, BN2 3QE

£1,250 Per month

A beautifully presented, light and bright one bedroom basement property with GARDEN. This spacious apartment has wood floors in the lounge, double bedroom, a good size kitchen and modern bathroom, a large rear garden and front patio area. UNFURNISHED Council Tax Brighton & Hove Band: A (brighton-hove.gov.uk) EPC Rating C.

Deposit to be secured in TDS Scheme: £1442.

Entrance Hallway

Original floorboards, radiator and doors to

Reception

Facing front, with sash bay window, origianl wood flooring, brick built feature wall and fireplace, radiator.

Bedroom

A double bedroom with built in storage, radiator and sash window to rear.;

Kitchen

A good size kitchen with a range of wall and base units, washing machine, fridge, Cooker, door to garden and door to

Bathroom

A good size bathroom with bath, wash basin, low flush wc and shower over bath. window to side.

Patio Rear Garden

A good size paved patio rear garden.

Total approx floor area

46.1 sq.m (496 sq.ft)

Parking Zone V

Council Tax Band A





TOTAL APPROX. FLOOR AREA 46.1 SQ.M. (496 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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 (CO₂) 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	

COVERING THE CITY

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