



## Gladstone Place, Brighton, BN2 3QD

£220,000 Share of Freehold

A WELL PRESENTED 1 bedroom lower ground floor garden flat with private entrance, which has been reconfigured by the current owner to provide 2 bedrooms, with an internal reception area (no window). The property is ideally situated just off Lewes Road & benefits from being in easy reach of a wide selection of independent cafés, shops & local amenities plus excellent bus links into the city centre & towards the A27. This versatile home offers a FLEXIBLE LAYOUT, easily configured as a spacious one bedroom or a more compact 2 bedroom property, ideal for first time buyers & investors alike. Further highlights include a MODERN bathroom & a well-maintained SOUTH FACING GARDEN with raised beds, ideal for relaxing or entertaining. Viewings are highly recommended. Energy Rating: C75 Exclusive to Maslen Estate Agents

### **Entrance Hall**

Radiator, cupboard housing meters, coat hooks, doors to:

### **Bedroom**

Double glazed bay window to front, double radiators, shelf in chimney recess.

### **Internal Living Area**

Radiator, wall mounted thermostat, laminate flooring. (No window)

### **Bedroom**

Sash window to rear, laminate flooring.

### **Kitchen**

Range of wall and base units with roll edged work surfaces over, inset stainless steel sink unit and drainer, integrated oven with 4 ring gas hob over, space for fridge, space & plumbing for washing machine, cupboard housing combi boiler, double radiator, part tiled walls, laminate flooring, double glazed window to side, double glazed door to rear.

### **Bathroom**

White suite comprising shower cubicle with mains plumber shower over, vanity sink basin with mixer tap & cupboard underneath, low level WC with dual flush, heated towel rail, part tiled walls, tiled flooring, X2 double glazed windows to rear & side with privacy glass.

### **Outside**

#### **Rear garden**

Patio Garden with raised beds fenced boundaries.

#### **Total approx floor area**

48.4 sq.m. (520.9 sq.ft.)

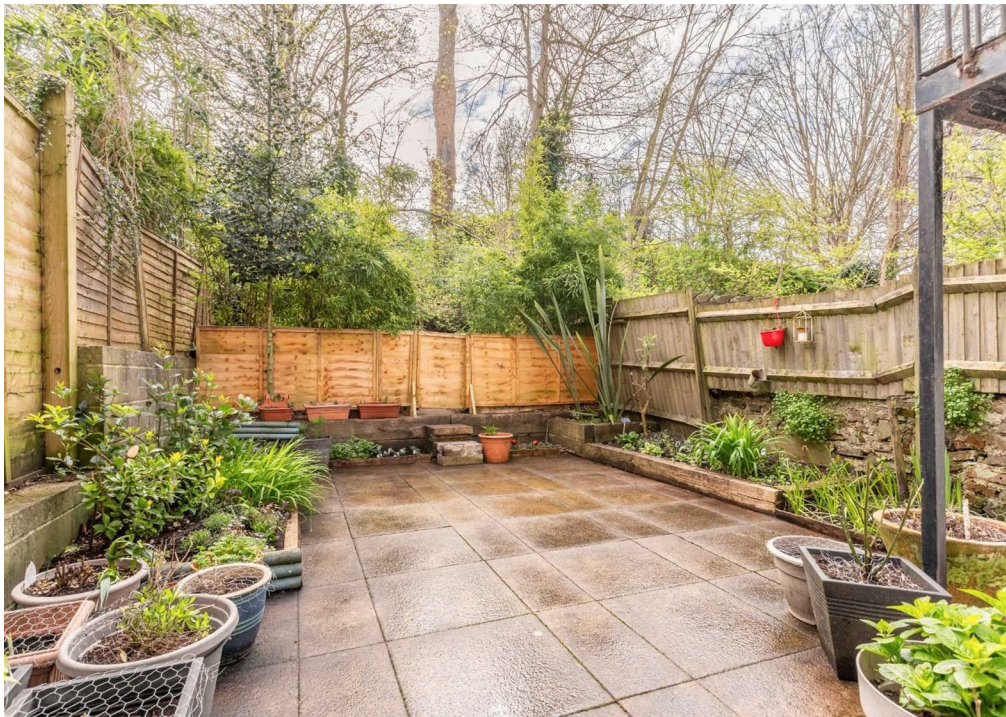
#### **Parking zone V**

#### **Council tax band A**

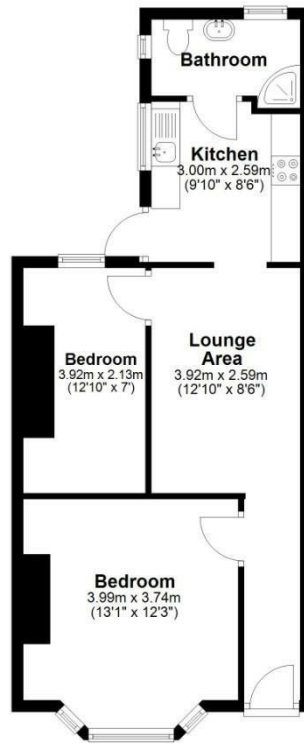
**V1**

*What the owner says:*

*"I've loved living in this flat for almost 14 years. The location has been ideal for me as a young person, with everything I've needed just a short walk away and frequent buses into town running throughout the day and late into the night. Creating a second bedroom by dividing the lounge has been perfect for hosting friends and family and has made the space surprisingly versatile. One of my favourite parts of living here has been the garden; I've really enjoyed filling it with flowers and having a sunny spot to sit and read in the summer. I'll be sad to move away from this part of Brighton, as it has been such a convenient and well-connected place to call home."*



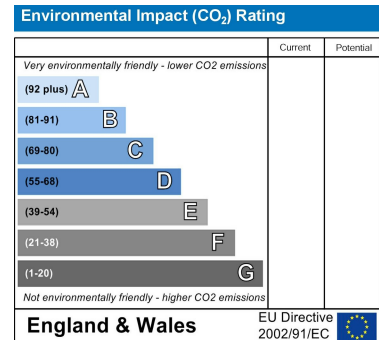
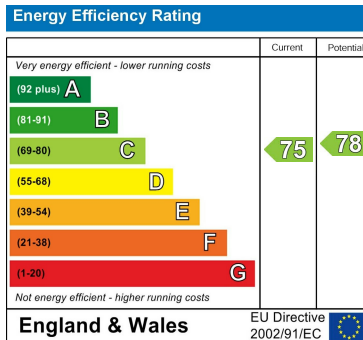
### Lower Ground Floor



Total area: approx. 48.4 sq. metres (520.9 sq. feet)

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.  
Plan produced using PlanUp.

### Basement Flat, 40a Gladstone Place, -



#### IMPORTANT

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#### IMPORTANT

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39 Lewes Road,  
Brighton,  
BN2 3HQ  
t: (01273) 677001  
e: lewesroad@maslen.co.uk

#### LETTINGS

First Floor offices,  
39 Lewes Road,  
Brighton, BN2 3HQ  
t: (01273) 321000  
e: lettings@maslen.co.uk



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