

# Gloucester Road

Brighton



# Gloucester Road, Brighton

£290,000

1

BEDROOM

1

BATHROOM

1

RECEPTION

## About the property


GUIDE PRICE £290,000 - £300,000

In a peaceful position in the heart of the North Laine, this contemporary apartment offers the best of both worlds. Sitting on the first floor of a charming conversion, beneath an abundance of high skylights the polished tones of a first class wood floor add warmth and depth to the crisp white walls that flow throughout, while the herringbone design adds a great sense of space.

Instantly generating a fantastic place to sit back and relax, catch up with friends or work from home, the open plan layout of the living/dining/kitchen area has a hugely sociable feel. Light filled, functional yet highly stylish, it's adaptable to your own lifestyle and needs. Set within a vaulted ceiling, four large timber framed skylight windows allow a superb amount of natural light to filter in, adding a supremely calm and restful feel. Fully fitted with sleek white cabinets and countertops, the contemporary kitchen adds to the clean line design scheme, benefiting from an integrated microwave, oven and gas hob, while its tiled splashbacks add a refined dash of colour.

The herringbone patterns and crisp white walls continue across the hallway in an equally light and bright bedroom with an array of skylights and a vaulted ceiling of its own. Accessed from the open plan area, a deceptively large walk-in wardrobe provides a marvellous amount of storage without encroaching on the aesthetics of the rooms. Arranged in a fully tiled setting with on-trend small square tiles with their contrasting grey grouting, the contemporary bathroom is brilliantly appointed with a wall-hung basin, a duo of mirrored cabinets, and a towel radiator. An inset bath with a folding screen and overhead rainfall shower is the perfect finishing touch, and the thoughtful design easily accommodates a washing machine.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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arrange a viewing appointment:

**01273 359 111**

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Approximate gross internal floor area 48.5 sq m/ 522 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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