



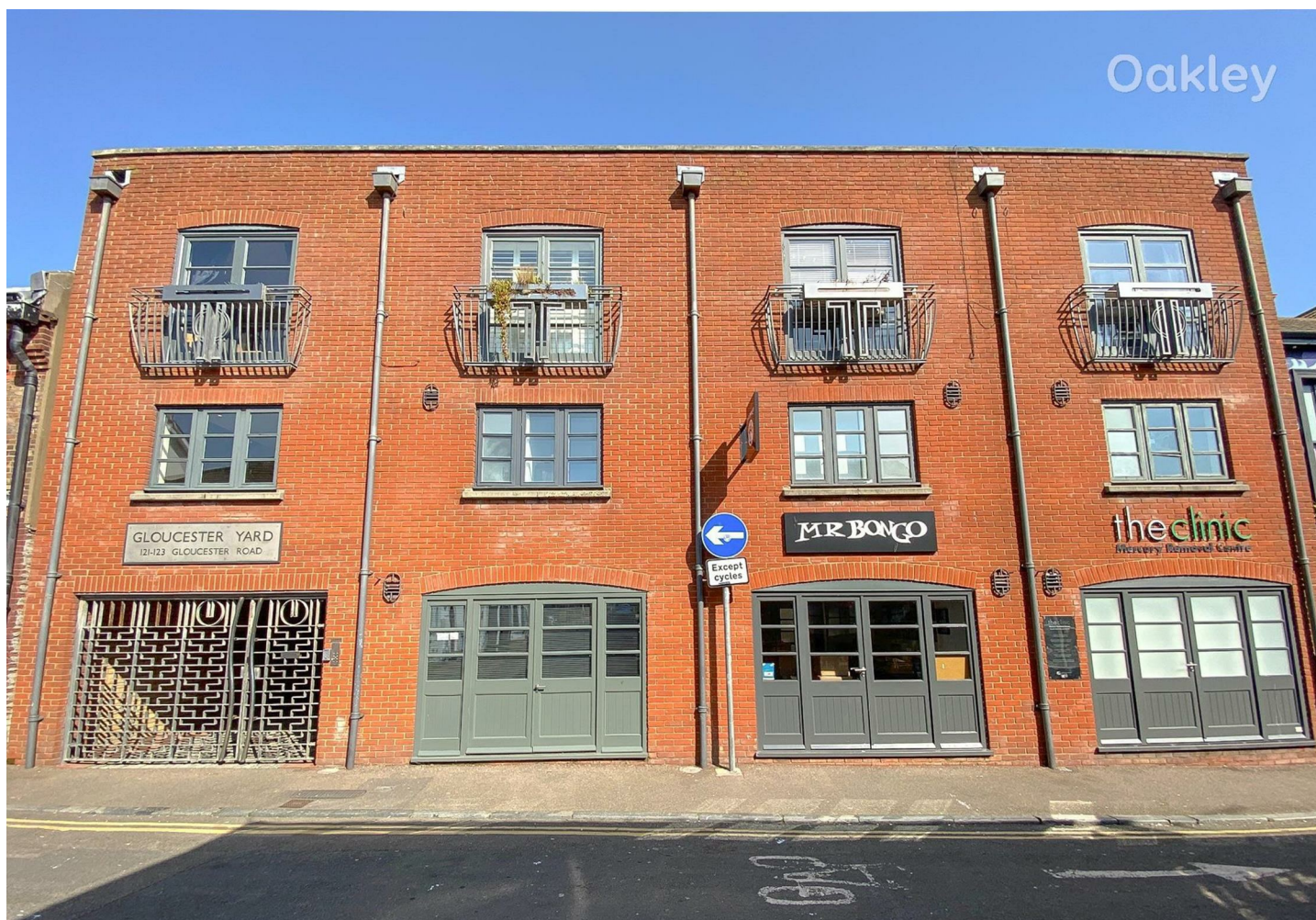
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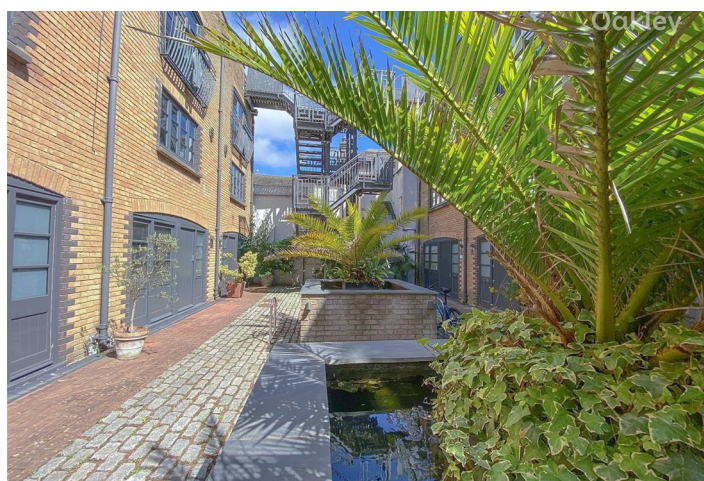
**Oakley**

Your Sussex Property Expert

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Gloucester Yard, North Laine, Brighton BN1 4AF



**Offers Over £500,000**



- Three Storey Property
- Walking Distance of Brighton Station
- Well Presented Throughout
- No Onward Chain
- Share of Freehold/999 Year Lease
- Roof Terrace & Balcony
- 30' Dual Aspect Lounge
- Two Bedrooms
- Prestigious Development
- 968 Sq Feet/90 Sq Metres



### The Property

Contemporary locally forged gates lead to the stunning private cobbled courtyard of Gloucester Yard where you will find mature architectural plants, water features and ornate staircase. Stairs lead to the first floor balcony and access to the property. The first floor has both bedrooms and bathroom. A feature staircase takes you up to the spectacular lounge with Juliet balconies and French doors to the front and rear. This room is sufficiently large enough to easily create a third bedroom/office if so desired. The top floor has the fitted kitchen with stainless steel work surface, space for table and chairs and a bank of windows/doors opening on to the roof terrace. The secluded terrace offers roof top views of Brighton and is perfect for alfresco dining, entertaining or just relaxing.

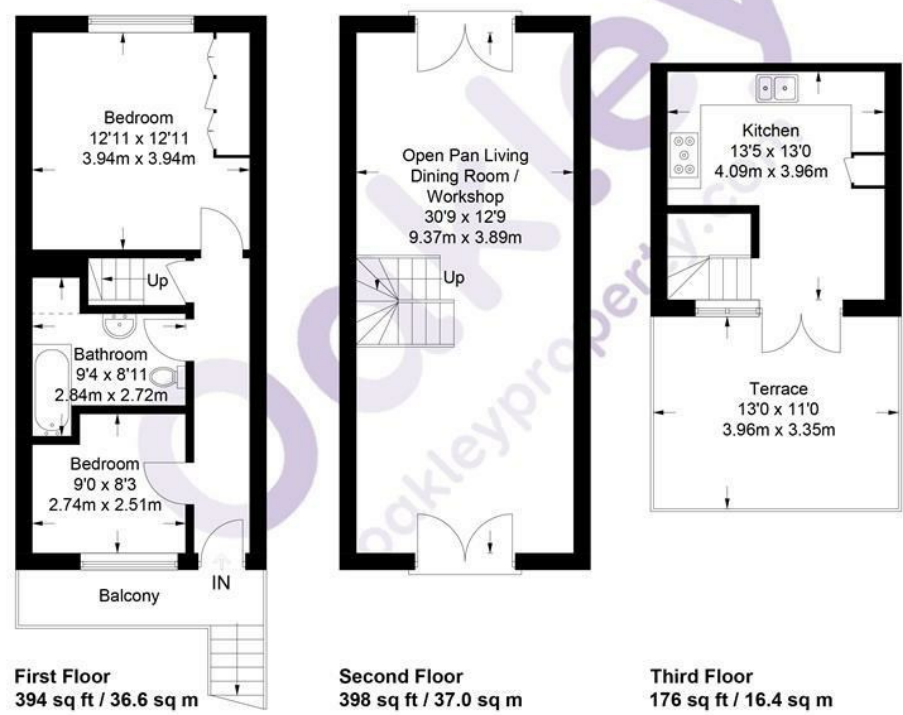
### The Location

The property is located on Gloucester Road opposite Vine Street in the heart of the North Laine conservation area of central Brighton. Offering a mixture of thriving culture; mixing chic vintage boutiques, bohemian artistry & colourful pubs, around the orient style spectacle of the Brighton Pavilion. Entertainment aplenty is on offer at Komedia cinema, the Brighton Dome & The Theatre Royal, which are all within half a mile of the property. Brighton Pier & promenade are a short walk away (0.7 miles), including many restaurants & bars lining the seafront. There are a variety of amenities within the lanes leading towards Churchill Square & Western Road, (0.6 miles) including a Marks & Spencer & Waitrose. Additionally, the property is ideally situated just a short walk from Brighton Mainline Railway Station (0.3 miles).



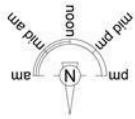
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Floor Plan



Approximate Gross Internal Area = 968 sq ft / 90 sq m  
Including Limited Use Area (0.2 sq ft / 2 sq m)

Illustration for identification purposes only.  
measurements are approximate, not to scale. © Oakley Property 2022





## Location Map



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EPC Directive		

## Agents Notes

Tenure Share of Freehold  
 Lease Term 999 years  
 Years Remaining 978  
 Ground Rent Not payable  
 Service Charge £900pa  
 Council Tax Band E £2589 2022/2023

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