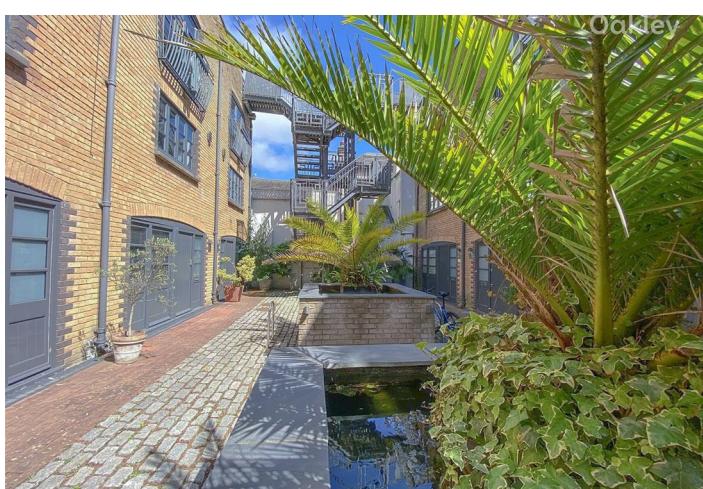


Gloucester Yard, North Laine, Brighton BN1 4AF



Offers Over £500,000

 2  1  1  2  D

- 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.

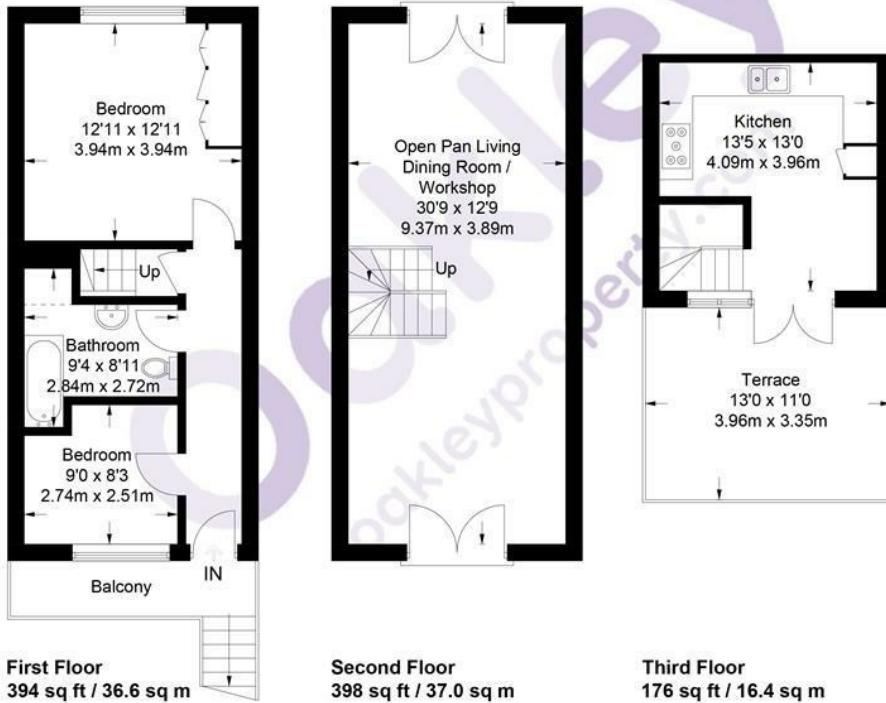
The Location

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).



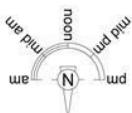
T: 01273 688881

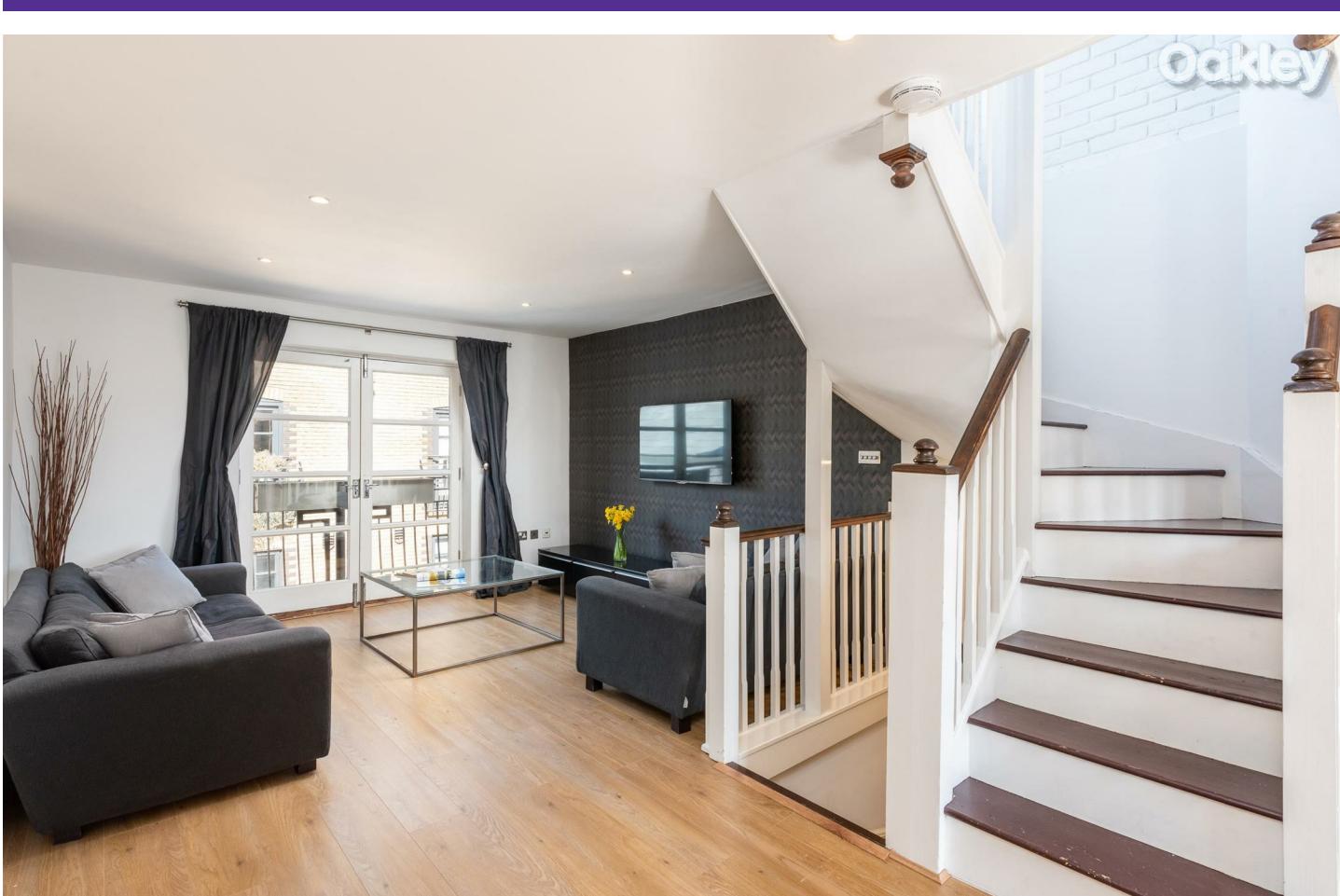
Floor Plan



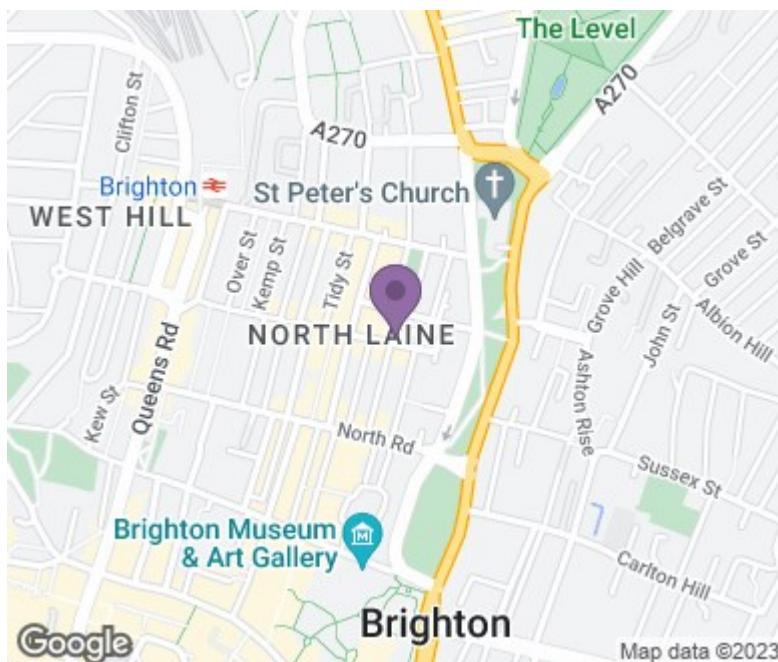
Approximate Gross Internal Area = 968 sq ft / 90 sq m
Including Limited Use Area (0.2 sq ft / 2 sq m)

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) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EII 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

Brighton & Hove City Office
Residential Sales & New Homes

T 01273 688881
 E brighton@oakleyproperty.com

Shoreham-by-Sea Office
Residential Sales,
Lettings & New Homes

T 01273 661577
 E shoreham@oakleyproperty.com

Lewes Town & Country Office
Residential Sales,
Lettings and New Homes

T 01273 487444
 E lewes@oakleyproperty.com

The London Office
Residential Sales

T 020 839 0888
 E enquiries@tlo.co.uk

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to the properties are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The total floor area shown has been taken from the EPC.