



2 bed maisonette to buy in BN1

Gloucester Road, Brighton, East Sussex,
BN1 4AQ

£310,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Two Double Bedrooms
- ✓ Two Bathrooms
- ✓ South-Facing Courtyard
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

An incredibly rare and fortuitous opportunity to acquire this unique two double bedroom property which boasts accommodation over three floors and is nestled in the heart of the creative and bohemian North Laine district. Location is fantastic - super central, only moments from Brighton's mainline railway station and amongst the bustle of the intertwining neighbouring streets which offer an array of independent cafes, restaurants, pubs and bars alongside a shopper's paradise of independent shops. Internally, you'll be pleasantly surprised with the space the property offers - the double bedroom on the ground floor enjoys its own en-suite wet room and access to a private courtyard, making it a perfect guest room or perhaps to let out for an additional income. To the first floor, the spacious, full-width kitchen/dining room enjoys an attractive, open outlook over Kensington Place, and the principal bedroom to the rear boasts a walk-in closet and spacious en-suite bathroom. A cosy lounge occupies the entire second floor with lots of storage, and connects to a lovely South-facing roof terrace with a charming outlook over neighbouring rooftops.

Approach - Communal front door (shared with ground floor shop premises) opens into entrance lobby with further glazed door.

Entrance Hall - Stairs ascend to first floor landing. Timber panelling to dado level, radiator and wood laminate flooring.

Bedroom - 3.11m x 2.40m (10'2" x 7'10") - Double-glazed French doors open onto courtyard. Wood laminate flooring, radiator, coved ceiling, storage recess with hanging rail, and bi-fold door opening into:

En-Suite Wet Room - Obscure double-glazed window to rear. Thermostat shower, corner WC and corner wall-mounted wash hand basin, radiator, extractor fan and inset downlights.

First Floor Landing - Opening through to kitchen/dining room and further door through to:

Bedroom - 4.46m x 3.12m (14'7" x 10'2") - Double-glazed window to rear. Built-in dressing table with shelving over, radiator, wood laminate flooring, door into walk-in wardrobe with hanging and shelving, and door through to:

En-Suite Bathroom - Double-glazed window to side with column-style radiator under and heated towel rail. Panel-enclosed P-shaped shower bath with electric shower over and tiled surround, wash hand basin and low-level WC built into vanity unit with cupboard over, plus two built-in cupboards.

Kitchen/Dining Room - 5.27m x 3.40m (17'3" x 11'1") - Twin single-glazed timber-framed windows to front with radiators under, and open-tread stairs ascend to second floor. Fitted kitchen in cream Shaker style to include integrated under-counter fridge, dishwasher and eye-level double oven. Work surfaces extend to include a one-and-a-half bowl stainless steel sink with drainer and mixer tap, alongside a four-ring ceramic induction hob with extractor over and metro-tiled splashback, with space and plumbing for a tall standing fridge-freezer and wood laminate flooring.

Second Floor Living Space - 5.33m x 5.25m (17'5" x 17'2") - Currently arranged as a lounge. Laminate flooring, generous eaves storage, built-in dresser with drawers and shelving, radiator, painted timber wall panelling and double glazed window to rear, with door opening onto:

Roof Terrace - Offering charming rooftop views over the North Laine district.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 113

Annual Ground Rent Amount: £80.00

Annual Service Charge Amount: £656.00

Price: Starting Bid £310,000

Property Type: Maisonette

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

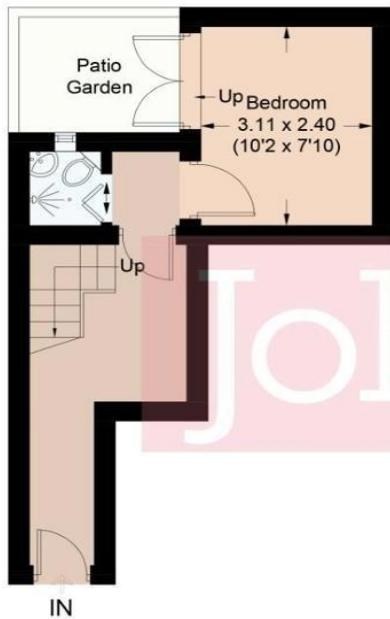
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Gloucester Road, Brighton, BN14AQ

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft
(Including Eaves)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Gloucester Road, Brighton, East Sussex, BN1 4AQ

Contact your local branch today for more information on this property:

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