

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

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## 10 Gloucester Street

Brighton, BN1 4EW

£460,000

A pretty, mid terraced, two bedroom, cottage in the heart of the North Laine district of Brighton close to Brighton mainline station, seafront and shops. An ideal first time purchase or a holiday home by the sea. No onward chain.

Gloucester Street lies adjacent to Sydney Street and St Georges Place in the heart of the cosmopolitan North Laine district and is within a moment's stroll of Brighton mainline railway station providing northbound commuter links with London the city. The bustling city centre, seafront and promenade are all easily accessible.

The front door opens into the open plan living room/kitchen with etched bay window to the front gives privacy from the street and in the dining rear window overlooks the courtyard which has gated access. From here the well-equipped kitchen has wooden work tops, ample cupboard and drawer storage, integrated appliances and space and plumbing for a washing machine. A door leads out to the courtyard.

Open tread stairs lead up to the first floor where the newly fitted wet room is to be found and two double bedrooms, one with an exposed painted wall and fitted storage to the front and the second bedroom to the rear has access to roof storage.

- Mid terraced cottage
- Two bedrooms
- Open plan living room and kitchen
- Courtyard with gated access
- Wet room
- Ideal for Airbnb or first time purchase
- Close to Brighton mainline station
- No onward chain
- Council tax band C

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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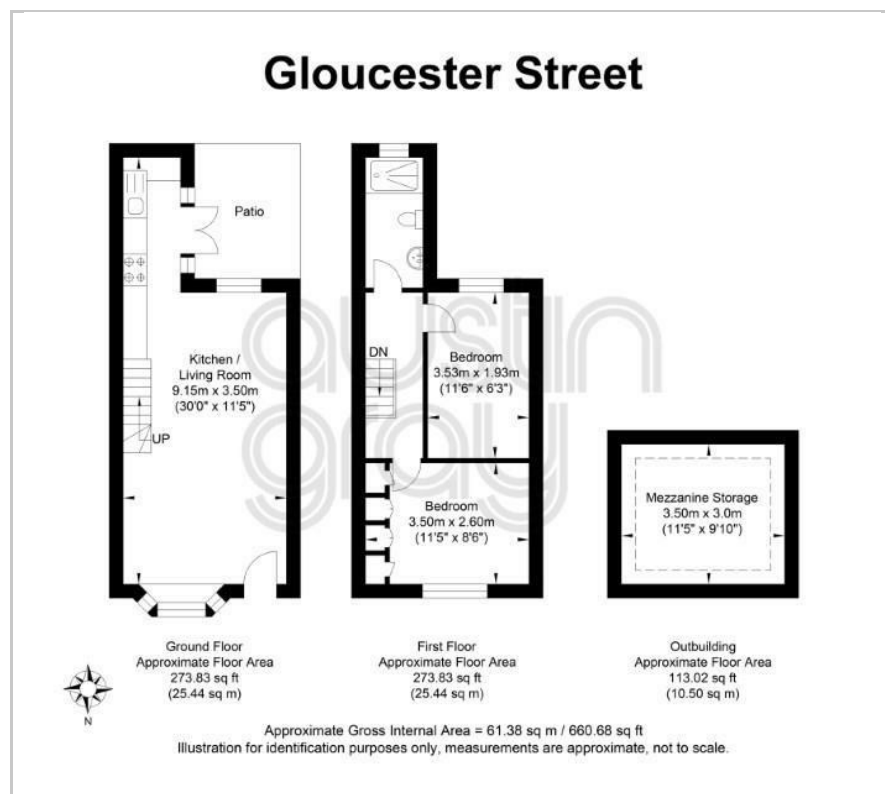
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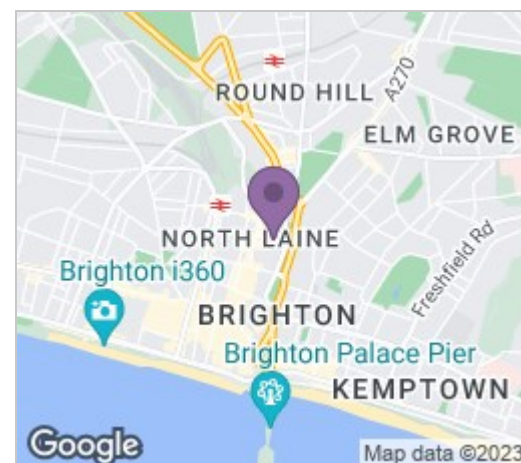
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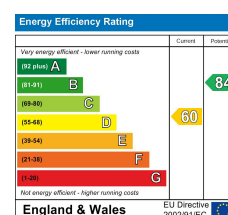
## Floor Plan



## Area Map



## Energy Efficiency Graph



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