



61 Upper Gloucester Road

Brighton BN1 3LQ

Guide Price Of £500,000 - £525,000
Freehold

- PRIME LOCATION
- THREE BEDROOMS
- PERIOD HOME
- BAY FRONTED
- SOUTH FACING GARDEN
- CLOSE TO BRIGHTON MAINLINE STATION
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this to rear with side access. Down stairs to storage space and gas meter.

three-bedroom period family home. Being arranged over three floors, this home boasts a south facing garden with side access and being double glazed throughout. Brought to market with no onward chain.

Situated within close proximity to Queens Road with its vast array of shopping facilities, eateries and cafés and a short walk from Brighton mainline train station, making commutes out of the city ideal. Bus routes operate locally for transport throughout the city easy and you are in the catchment area for numerous local schools.

Council Tax Band B (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

GROUND FLOOR

ENTRANCE HALL Doors to the third bedroom and living room.

LIVING ROOM Thermostat, dual aspect South/East double glazed windows, door onto south facing garden.

BEDROOM Feature fireplace, frosted UPVC double glazed bay window, radiator.

LOWER GROUND FLOOR

LANDING Cupboard housing electrics.

KITCHEN Stainless steel bowl sink with mixer taps and drainer, wooden work surfaces with cupboards below, integrated dishwasher, free standing fridge freezer, four ring gas hob with oven below and extractor above, tiled splashback, door to garden, double glazed UPVC windows. Vaillant combination gas fired boiler, radiator.

BATHROOM Comprising bath with separate shower cubicle, fitted heated towel rail, vanity wash hand unit, space for washing machine and tumble dryer, understairs storage, extractor, low level w.c. being tiled throughout.

FIRST FLOOR

BEDROOM UPVC double glazed bay window, radiator.

BEDROOM UPVC double glazed window, radiator.

OUTSIDE

SOUTH FACING GARDEN Being patio with shingled area

UPPER GLOUCESTER ROAD

BRIGHTON



APPROXIMATE GROSS INTERNAL AREA
75.3 sq m / 820 sq ft



Lower Ground Floor 25.5 sq m / 274 sq ft
Ground Floor 25.6 sq m / 275 sq ft
First Floor 25.2 sq m / 271 sq ft

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Floor plan for illustration and identification purposes only and is not to scale. Plot, garden, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Measuring Points: S, T, W, G, B

Storage Cupboard, Fitted Wardrobes, Garden Shortened for Display, Skylight

Ceiling Height, Hot Water Tank, Integrated Fridge / Freezer, Head Height Below 1.5m, Boiler

RICS Certified Property Measure

BESPOKE PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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