

7 Gladstone House, Brighton, BN1 4BH

Price £300,000 Leasehold

Elliotts are delighted to offer this spacious PURPOSE BUILT APARTMENT, in this stunning BRIGHTON CITY CENTRE location and having a FEATURE 29' OPEN PLAN LIVING AREA, a BALCONY with STUNNING VIEWS over Brighton and good size DOUBLE BEDROOM, whilst also being a SHORT WALK from BRIGHTON STATION.





Gladstone House is perfectly placed in the very centre of Brighton, with the location being ideal for anyone wishing to commute out of Brighton, on the basis that Brighton station is approximately a 5 minute walk.

The apartment is approached through a well kept and well presented communal entrance, with stairs and lift giving access to the first floor.

Once inside, the hallway gives access to all rooms and includes a fantastic 29' open-plan living area, with space for sofas, table and chairs, as well as giving access to the balcony and the stunning views over the East of Brighton. The kitchen is well fitted with matching range of units, faces West and has space for a washing and a slimline dishwasher.



The apartment has a good size double bedroom with access also on the balcony and a good size bathroom is located off the hallway.



- **Walking Distance to Brighton Station**
- **29' Open-Plan Living**
- **West Kitchen**
- **Double Bedroom**
- **Bathroom/WC**
- **Private Balcony**
- **New England Quarter**
- **City Centre Location**
- **Gas Heating - Double Glazing**
- **Vendor Suited**

WELL PRESENTED COMMUNAL ENTRANCE (stairs and lift)

FIRST FLOOR

OPEN PLAN LIVING 29' x 10'11 (8.84m x 3.33m)

LOUNGE AREA

DINING AREA

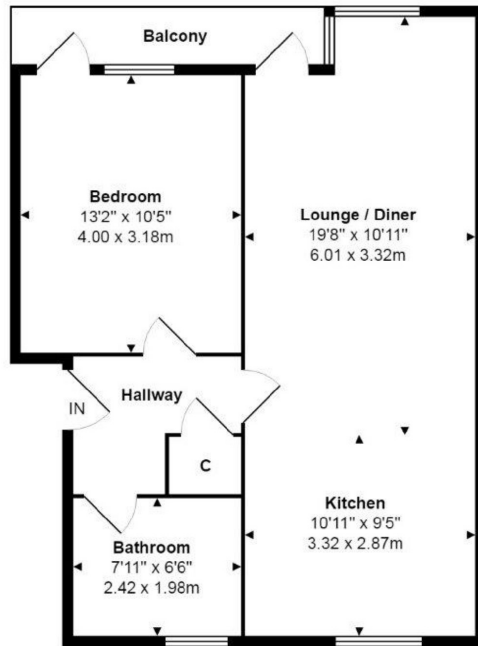
KITCHEN AREA

BEDROOM 13' x 10'5 (3.96m x 3.18m)

BATHROOM 7'11 x 6'6 (2.41m x 1.98m)


OUTSIDE

BALCONY



Total Area: 582 ft² ... 54.0 m²

All measurements are approximate and for display purposes only

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		85	85
England & Wales		EU Directive 2002/91/EC 