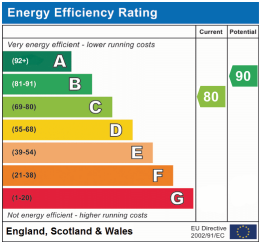
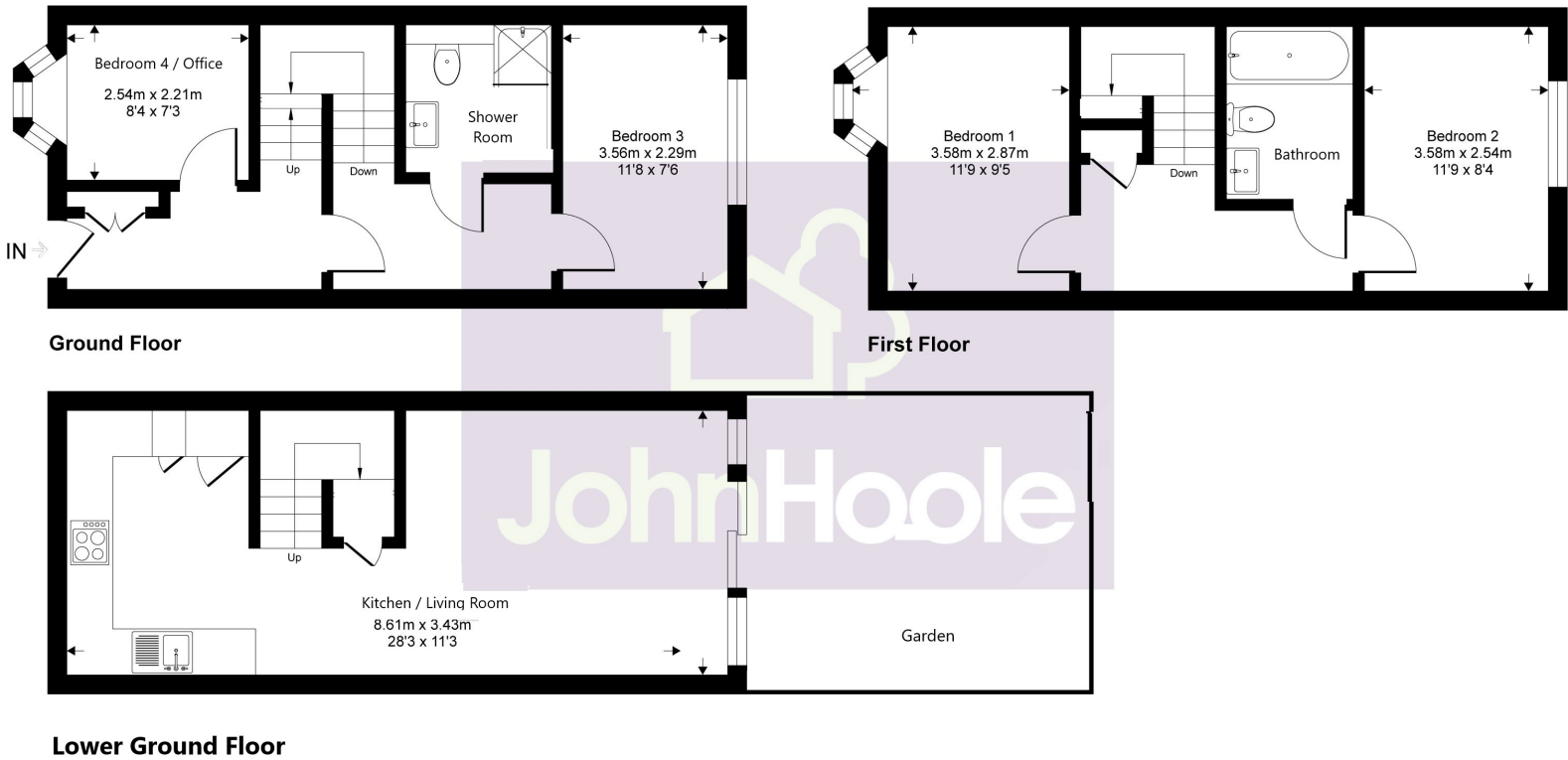




Upper Gloucester Road, Brighton, BN1 3LQ  
GUIDE PRICE £600,000 to £625,000



**Upper Gloucester Road, BN1**  
Approximate Gross Internal Area = 103 sq m / 1109 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.







\*\* GUIDE PRICE £600,000 to £625,000 \*\*

This stylish mid-terraced townhouse is nestled in the desirable West Hill Conservation area in the heart of Brighton, just a short distance from excellent transport links and local amenities. Spread across three well-designed floors, the property offers flexible and spacious living with four generously sized double bedrooms, two modern bathrooms and a stunning open-plan kitchen, dining and living area. Bi-fold doors open directly onto a beautifully landscaped south-facing garden, perfect for entertaining or relaxing in the sun. The interior is tastefully finished with quality features throughout, including granite kitchen worktops, solid engineered wood flooring and energy-efficient double-glazed sash windows. This beautifully presented home comes chain-free, move-in ready and complete with modern finishes and appliances included.



- MODERN MID-TERRACED 4 BEDROOM TOWNHOUSE
- TWO BATHROOMS
- SOUTH FACING GARDEN
- NO ONWARD CHAIN
- EPC RATING C - DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- VERSATILE ACCOMMODATION ARRANGED OVER 3 FLOORS
- IN THE HEART OF BRIGHTON'S NORTH LAINES CULTURAL QUARTER
- CLOSE PROXIMITY TO BRIGHTON STATION, TOWN CENTRE & SEAFRONT
- WEST HILL CONSERVATION AREA