



Asking Price
£300,000
Leasehold

Gladstone Place, Brighton

- IDEAL ELM GROVE LOCATION
- PRIVATE GARDEN
- PRIVATE ENTRANCE
- TWO BEDROOMS
- MODERN THROUGHOUT

Robert Luff & Co are delighted to bring to market this well presented lower ground floor, two bedroom garden flat ideally situated in this highly convenient location close to local shops, Brighton university, the seafront, the city centre, local bus routes, the mainline station and with easy access to the A27 nearby. Accommodation offers; Open plan living room, kitchen/diner. Two bedrooms, shower room and a private rear garden.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Bedroom One 13'5" x 13'1" (4.09 x 4.01)

Kitchen/Lounge 16'7" x 13'3" (5.08 x 4.06)

Bathroom

Bedroom Two 9'1" x 7'8" (2.77 x 2.36)

Agent Notes

Lease Length: 104 Years Remaining

Ground Rent: £125 Per Annum

Service Charge: £1903.33 Per Annum

EPC: C

Council Tax: A

28 Blatchington Road, Hove, East Sussex, BN3 3YD

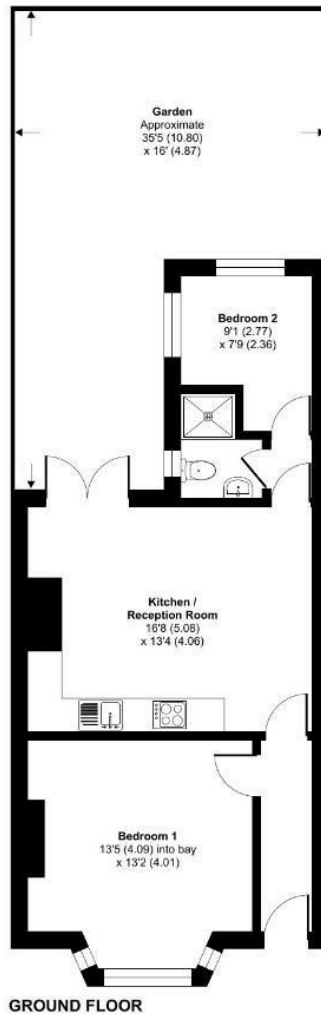
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Gladstone Place, Brighton, BN2

Approximate Area = 534 sq ft / 49.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1433723.

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.