

Flat 1, GFF, 26 Gloucester Place, Brighton, BN1 4AA

£1,150 Per month

A recently redecorated and refurbished ground floor studio apartment in a prime central Brighton location overlooking Valley Gardens. This bright and spacious property features high ceilings, large bay windows, new carpets and flooring, a separate kitchen/dining room, and a modern bathroom. The kitchen includes a washing machine and fridge, with Brighton Station, the seafront and city centre amenities all within easy walking distance.

Communal Entrance

An elegant communal entrance with a secure entry phone system. Door leading to the ground floor apartment.

Entrance Lobby

Doors leading to all principal rooms.

Studio Room

17'6" x 14'7" (5.35m x 4.45m)

A generously proportioned studio room with high ceilings, featuring large sash bay windows overlooking Valley Gardens and Victoria Gardens on Gloucester Place. Benefits include new carpets, alcove shelving, and a radiator.

Kitchen/Dining Room

11'8" x 9'1" (3.57m x 2.78m)

A spacious room with a westerly-facing sash window to the rear. The fitted kitchen comprises a range of wall and base units, work surfaces with inset sink and drainer, a four-ring electric hob with oven below, and a wall-mounted gas boiler. A washing machine and fridge are included. There is ample space for a dining table and chairs or a home-working area.

Bathroom

9'1" x 4'7" (2.78m x 1.42m)

Modern white bathroom suite comprising a panelled bath with shower over, wash hand basin with mirrored cabinet above, and WC. Further features include a radiator and useful alcove shelving.

Other information

Unfurnished

Available: 15 June 2026

Council Tax Band: B

Local Authority: Brighton & Hove City Council

Parking: Permit Parking Zone Y

Holding Deposit: £265.38

Security Deposit: £1,326.92

Tenancy Length: 12 months

Floor Plan

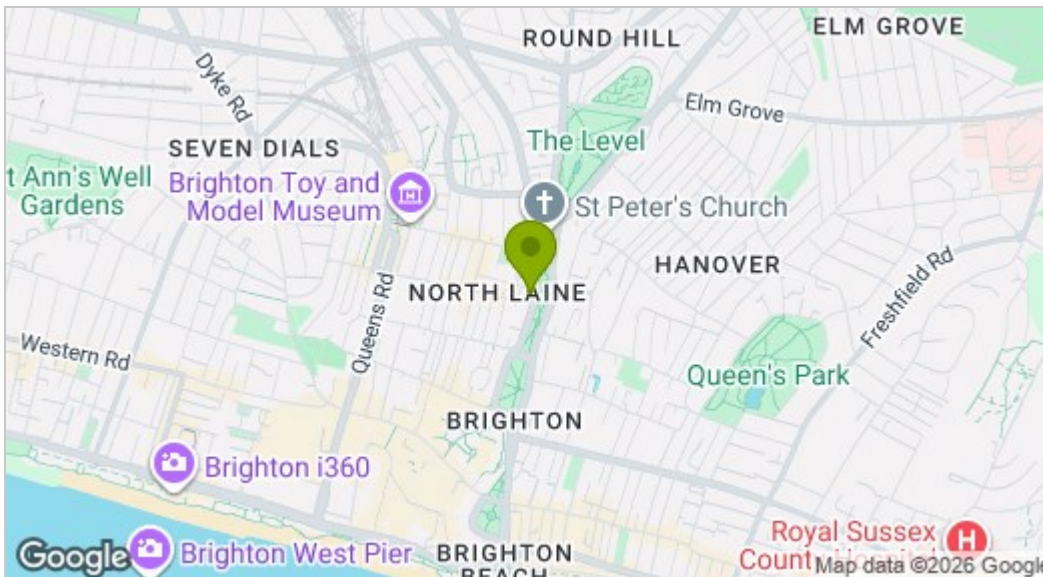
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(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	

PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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