

FREEHOLD



House - Terraced (EPC Rating:)

**39 GLOUCESTER ROAD, BRIGHTON, BN1
4AQ**

Guide Price

£750,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Terraced located in Brighton

* Guide Price £750,000 - £780,000 *

Extraordinary luxury home in Brighton's North Laine, rebuilt to the highest modern standards with no expense spared. Planning permission for an additional storey. Don't miss the opportunity to make this extraordinary property your own. A property that redefines modern luxury in the heart of Brighton's vibrant North Laine district. Rebuilt in 2015 to the highest standards and recently meticulously refurbished, the house features a bespoke luxury kitchen, underfloor heating, and smart home technology. The property exceeds modern building regulations for insulation and soundproofing, ensuring comfort and peace in every corner.

This home masterfully blends traditional charm with contemporary elegance. Reclaimed cast iron school radiators, wood-burning stoves in each living area, and beautiful solid oak flooring create a warm, inviting atmosphere. The bathroom is luxuriously appointed with natural silver limestone tiles, providing a serene retreat.

The ground floor boasts an expansive, 42 square meter, open-plan living area, with soaring 2.7m ceilings, leading to a sunlit south-facing courtyard. A stunning glass floor panel in the living area, reveals a unique spiral wine cellar from Spiral Cellars, adding a touch of sophistication and intrigue. The owner tells us that it also doubles as the world's best walk-in pantry, offering substantial storage space. A living wall in the ground floor reception space is home to 500 low-maintenance evergreens, ferns, and grasses. The smart irrigation system, which looks after them, is smartphone-controlled.

The kitchen is a stunning bespoke design, hand built, and painted in a "Fired Earth" blue, with 5cm thick, full stave, solid oak worktop. High-end appliances included in the sale are a 90cm Smeg oven, a 90cm induction hob, 2x 90cm refrigerated drawers, an integrated wine fridge, and a Quooker hot water tap.

Stepping out into the courtyard you find a top of the range J315 jacuzzi, to be enjoyed all year around, but especially in winter, when it provides a luxurious sanctuary from the cold evenings.

Climbing the elegant oak and glass staircase to the first floor, you arrive in the second spectacular reception space which has double-height ceilings with a mezzanine level above where the principal

bedroom is located. Also on the first floor is the second bedroom which has a purpose-built, oak frame stilt-bed with a desk beneath and a hidden second bed, as well as innovative built-in wardrobe space.

39 Gloucester Road is more than just a home; it's a lifestyle. Experience the perfect fusion of historic charm and modern luxury in one of Brighton's most desirable addresses.

Smart Home Technology

Philips Hue lighting throughout, with voice control and integration with the smart home alarm system. Keyless front door access, which is smartphone-controlled. High-definition CCTV system with 30-day cloud recording. Alarm system and panic button in the principal bedroom for peace of mind.

Airbnb Income

Based centrally in Brighton, the property has operated as a successful holiday let on Airbnb. Brighton attracts tourists all year round, ensuring consistent Airbnb business. The annual income is £44,000 with a 62% occupancy rate, with an average weekend yield of £450 per night, rising to £850 per night for special events. The property yields a 6% return, based on current value, with a 65% occupancy rate.

Planning permission

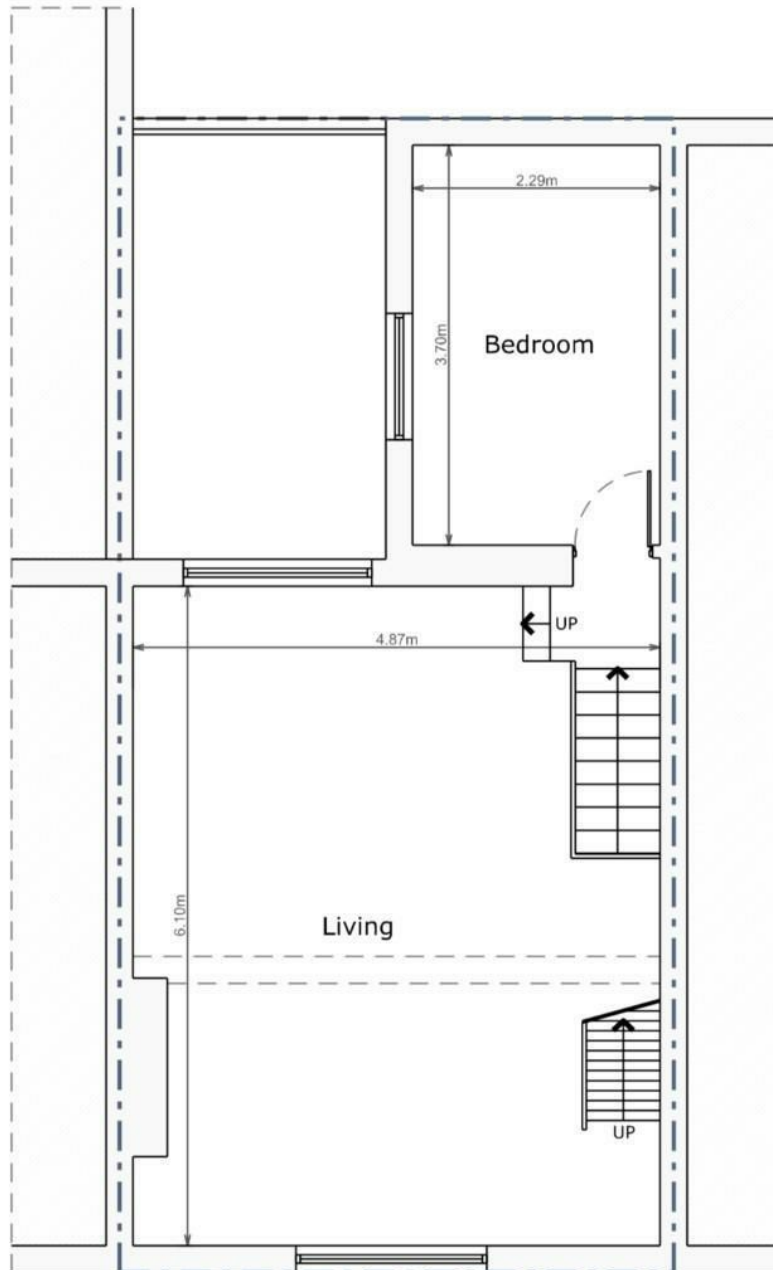
Planning permission has recently been granted for a significant extension which includes plans for an additional storey, which would increase the floor area by 50%, providing space for a large family bathroom and an additional large double bedroom. Opportunities to develop in this conservation area are rare, making this planning permission a unique chance to enhance the property's living space and value.



Location

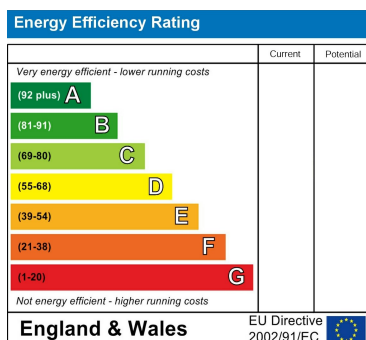
Situated in the heart of the North Laine, one of Brighton's most coveted neighbourhoods, this property offers unparalleled access to the city's eclectic mix of independent shops, cafés, and restaurants. The Theatre Royal, Brighton Dome, Komedia, Brighton Museum and the Royal Pavilion are all close by. North Laine is known for its bohemian flair and lively atmosphere, making it the perfect location for those seeking both convenience and character. Brighton Station is a five minute walk for fast services to London and Gatwick.





Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.