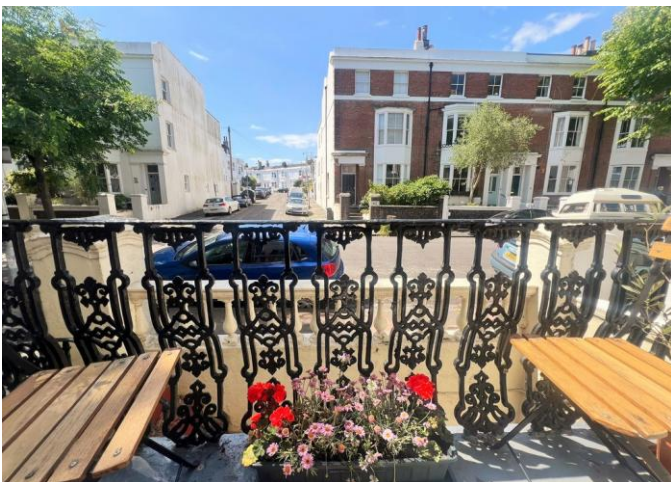


Buckingham Road, Brighton

Offers over £350,000



- A Spacious Raised Ground Floor Regency Conversion
- Two Double Bedrooms
- Large West Facing Bay Fronted Lounge / Diner & Modern Kitchen
- Charming Private West Facing Balcony
- High Ceilings, Built-In Storage & Long Lease

Buckingham Road, Brighton, BN1 3RQ



This spacious raised ground floor period conversion is enviably situated in a peaceful tree-lined road of central Brighton just a short walk from vibrant Seven Dials, the trendy North Laine and Brighton mainline railway station. Offering generous, airy living accommodation throughout with high ceilings, lots of built-in storage and an extended lease, this fantastic home is ready for its' next owner to pack their bags, move straight into & make their own!

Accommodation comprises of entrance hall with two large built-in storage cupboards, a fabulous bay fronted lounge / diner opening onto a sunny wrought iron front balcony, separate modern fitted kitchen area, bathroom and two double bedrooms both of which benefit from a peaceful rear aspect with the - the largest featuring built-in wardrobes.

As far as location goes, its' superb position makes it an ideal address for anyone looking to commute to London or Gatwick and wanting to shave time off their journey. You are very close to the ever exciting City centre and seafront with its wealth of entertainment, shopping and leisure facilities as well as Seven Dials & North Laine where you'll find a wide choice of boutique and convenience shops, coffee houses, delicatessens, restaurants, bakeries, beauty parlours, pubs, bars, comedy club, theatre and so much more all at your disposal and moments from your door step. You'll certainly never be bored living here!



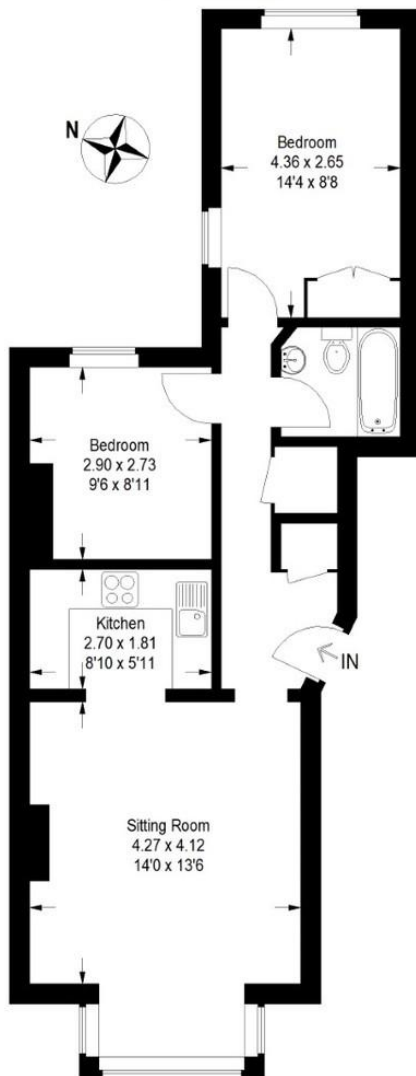
Picture this...

This is the perfect place to be if you're looking to enjoy all that Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all guaranteed not to miss out on all of the excitement going on around you!

And for anyone who commutes and is looking to shave some precious time off their daily journey, this property is just a few minutes' walk from Brighton mainline railway station with its' direct links to London and Gatwick.

Buckingham Road, Brighton, BN1 3RQ

Approximate Gross Internal Area
57.8 sq m / 622 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022

Accommodation

RAISED GROUND FLOOR

ENTRANCE HALL

With two large built-in walk in storage cupboards, one of which houses washing machine

WEST FACING BAY FRONTED LOUNGE / DINER

14' 0" x 13' 6" (4.27m x 4.11m)

Opening onto:

WROUGHT IRON PRIVATE
WEST FACING BALCONY

KITCHEN

8' 10" x 5' 11" (2.69m x 1.8m)

BEDROOM TWO

9' 6" x 8' 11" (2.9m x 2.72m)

BATHROOM

White suite

BEDROOM ONE

14' 4" x 8' 8" (4.37m x 2.64m)

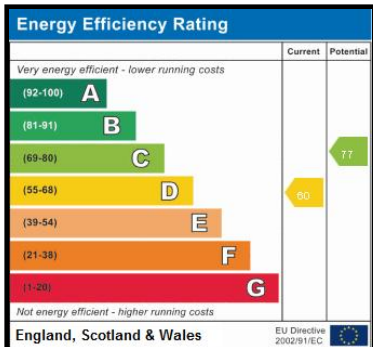
With built-in wardrobes



What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales 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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

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