

PHILLIPS & STILL

Buckingham Road, Brighton

Asking Price £250,000



- A Fantastic Converted First Floor Flat
- One Double Bedroom
- Open Plan Bay Fronted Lounge / Diner With Raised Kitchen Area
- No Onward Chain
- Moments From North Laine, Brighton Station & Seven Dials

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Buckingham Road, Brighton, BN1 3RH



This bright and spacious converted first floor flat will appeal to all buyers as it makes the perfect first step on the property ladder, a brilliant buy to let investment or a wonderful second / holiday home right in the City centre. Located in a superb position of central Brighton, you are just a short walk from vibrant Seven Dials, the trendy North Laine and Brighton mainline railway station.

Set on the first floor of the building, accommodation comprises of entrance hall, a fantastic open plan bay fronted lounge / diner with feature fireplace, a raised kitchen area with integrated appliances, bathroom and a double bedroom with built-in wardrobes and shelves. The property also benefits from gas central heating, double glazing throughout, long lease and no onward chain

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 would be the perfect address for any train commuters looking to shave time off their daily journey as you are just a couple of minutes' stroll from Brighton mainline railway station with its' links to London & Gatwick.

And if you're looking to enjoy all Brighton & Hove has to offer then look no further! You can simply step out of your front door and you are right in the heart of it all with a huge choice of food, drink and entertainment close by in every direction!

Accommodation

FIRST FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER
18' 2" x 12' 8" (5.54m x 3.86m)
With feature fireplace

RAISED KITCHEN AREA

BATHROOM

DOUBLE BEDROOM
12' 2" x 9' 2" (3.71m x 2.79m)
With built-in wardrobes & shelves

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Approximate Gross Internal Area = 38.7 sq m / 416 sq ft



First Floor

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

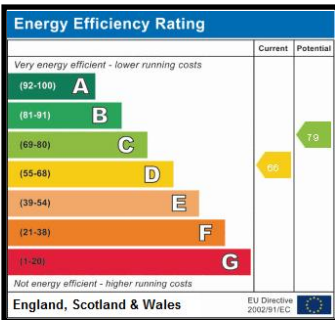




What to do next

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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