

BUCKINGHAM ROAD BRIGHTON BN1 3RB



Estate Agents



£400,000 SHARE OF FREEHOLD

Buckingham road is a beautiful tree-lined street located close to Seven Dials in the heart of Brighton & Hove. The proximity to Brighton Station and the city centre is clearly advantageous to local residents and is reflected in the popularity of the area. Local amenities are of the highest order with a wide range of shops, cafes and pubs located within strolling distance of the property, while extensive bus services operate close by on Dyke Road and Queens Road.

The flat is a large and spacious maisonette occupying the upper floors of this impressive period conversation property. As you enter the property you are met with a light and airy staircase that leads up to the landing. Off the to the right of the landing you'll find the contemporary kitchen with its smart white metro splashback tiles, sleek grey units and integrated appliances. The kitchen sits nicely to one side of the living space, allowing plenty of space for a dining table and a large lounge area also.

On the other side of the landing you'll find the first of the three double bedrooms and the large family bathroom. The bathroom with its' high ceilings is fitted with matching white suite, modern white tiles and contrasting light wood cupboards. Just off the landing there is also a box room come office space, great for anyone who doesn't want to sacrifice a bedroom to work.

To the top floor of the property are the remaining two double bedrooms. The first with a dual Velux and eaves storage and the second with a large panoramic window, generous floor space and a separate W/C.

SALES | LETTINGS | VALUATIONS

In The Know...

Area: Brighton, Pavilion
 Council Tax: Band B
 EPC Rating: E50
 Floor Area: 97.0 SQ.M(approx.)
 Lease Length: 964 years
 Maintenance: £1,200pa
 Ground Rent: n/a*
 Station: Brighton Station 0.2 Miles
 Bus Stop: Upper Gloucester Road 4 Meters
 Parking: Permit Zone Y
 Local shop: Grocer & Grain 154 Metres
 Supermarket: Waitrose 0.5 Miles
 Local Gems: The Eddy; The Pond; St Nicholas Rest Garden; North Laine; The Red Snapper



*As provided by the vendor. All details should be checked and confirmed by your conveyancer.



free MARKETING
 WORTH £400

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Disclaimer

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