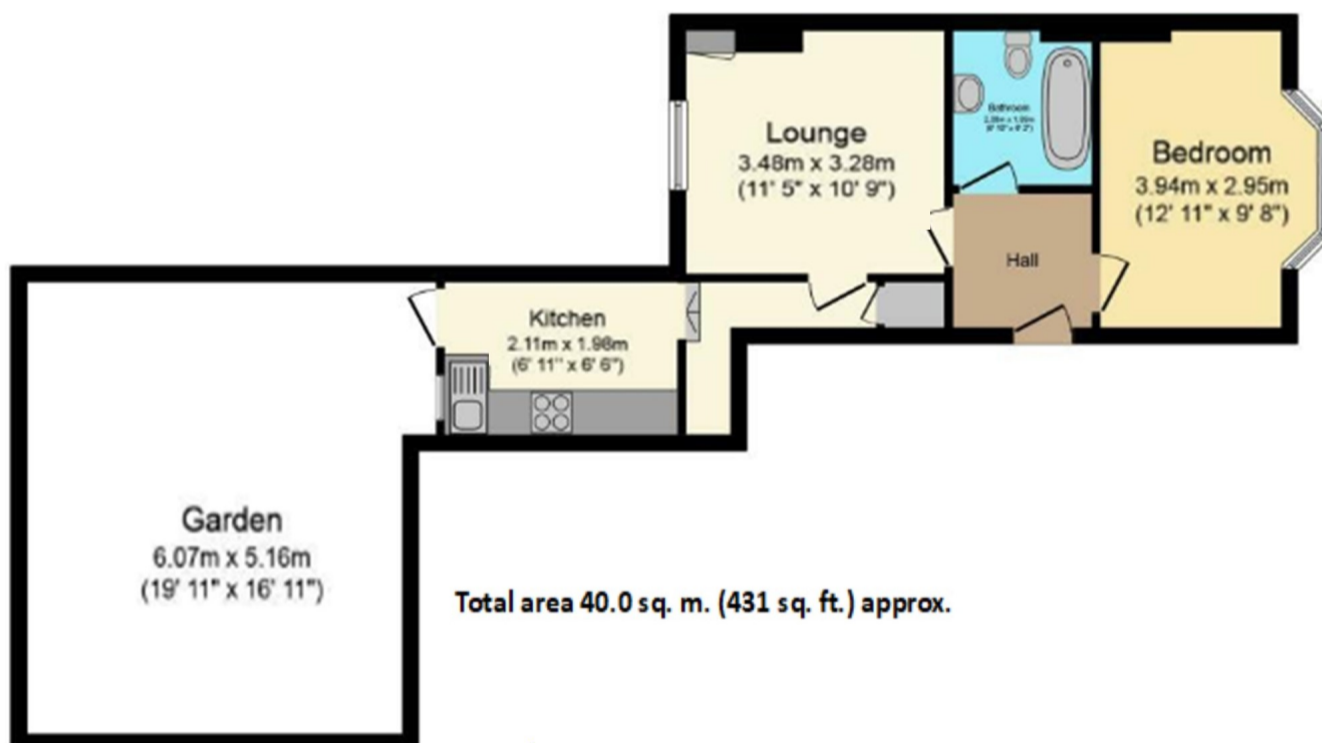




Flat 4, 10 Buckingham Place, Brighton, BN1 3TD
 £300,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-85)	B		
(69-81)	C		
(54-69)	D	64	78
(39-54)	E		
(21-39)	F		
(1-21)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	2018

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





This charming ground-floor flat, set within a converted Victorian building, enjoys a prime location in the heart of the highly sought-after Seven Dials area. Surrounded by an array of restaurants, shops, cafés, and delis, the property is perfectly positioned for city living. Brighton Mainline Station is just a short walk away, while Churchill Square, The Lanes, and North Laine are all within easy reach. The promenade and beaches are also nearby, offering the best of Brighton's lifestyle. For outdoor enthusiasts, green spaces like St Ann's Well Gardens and Dyke Road Park provide excellent leisure options, including tennis courts.

The flat exudes a bright and airy atmosphere, thanks to its high ceilings and favourable aspect. The living room overlooks the garden, while the bedroom features an attractive sash bay window and comfortably accommodates a king-sized bed along with storage. The bathroom is fitted with a contemporary suite, and the modern kitchen offers stylish Shaker-style white units complemented by wooden countertops. From the kitchen, there is access to an unexpectedly spacious south-facing rear garden—ideal for enjoying sunny days or entertaining friends. With a share of the freehold, this property is a fantastic opportunity for those seeking a move-in-ready home in a convenient and vibrant location.



- SHARE OF FREEHOLD
- DESIRABLE LOCATION
- 1 BED GROUND FLOOR FLAT
- SOUTH FACING GARDEN
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- SEVEN DIALS LOCATION
- GOOD CONDITION THROUGHOUT
- LOW OUTGOINGS