

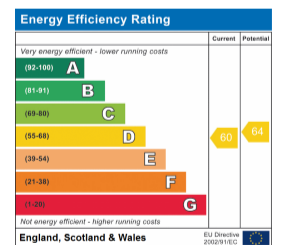
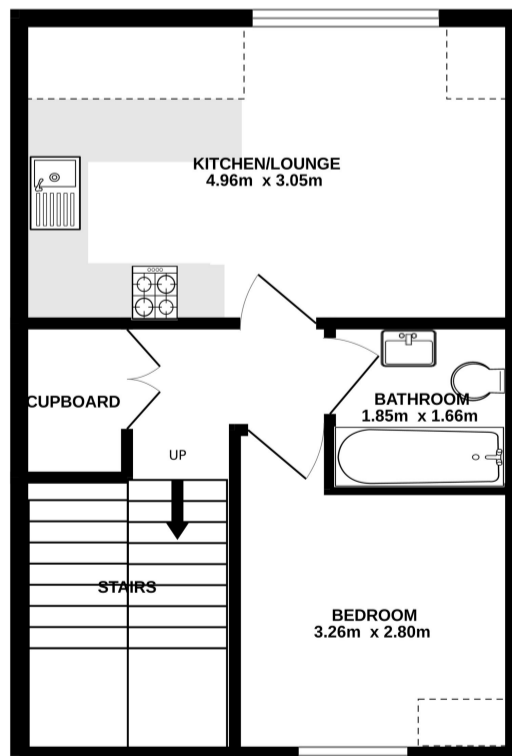
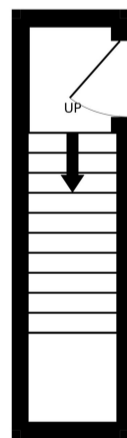


Buckingham Road, Brighton, BN1 3RQ
Offers in Excess of £225,000



ENTRANCE STAIRS
4.1 sq.m. approx.

TOP FLOOR
32.7 sq.m. approx.



TOTAL FLOOR AREA: 36.8 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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The location of this charming one bed flat couldn't be better, positioned perfectly for those wanting easy access on foot to Brighton train station as well as close proximity to the city and seafront. The flat is situated on the top floor of a handsome Victorian terrace property, recently decorated externally and looking pretty on the tree-lined avenue of Buckingham Road.

Internally, the accommodation offers a bright and airy double bedroom with fabulous views to wake up to across the rooftops of Brighton and further to the sea. The characterful living/kitchen room also benefits from a large window allowing plenty of light and air to flow through the apartment and is a convivial space in which to cook, dine and relax. The contemporary flavour of the decor and its good condition throughout will allow the next owner to simply move in and start enjoying their new home.

Buckingham Road sits within the West Hill Conservation area and is close to the bustling Seven Dials where an array of bars, delis, cafes, restaurants and shops can be found. In addition, the vibrant and colourful seafront and promenade are close by and Churchill Square shopping mall along with the cosmopolitan North Laine district with an array of eclectic boutiques, cafes and entertainments are a short stroll away.

The green open spaces of St Ann's Well Gardens and Dyke Road Park, with its open-air theatre and tennis courts are also easily accessible and regular bus services run from nearby Buckingham Place into the centre of Brighton and also out to Devils Dyke, while Brighton mainline train station is a mere 0.1 miles away offering convenient commuter links.



- One bedroom top floor flat
- Charming Victorian property
- Open-plan living area incorporating kitchen
- Contemporary bathroom with white suite
- Superb rooftop views to sea to the rear
- Recent external decorations
- Gas Central Heating
- Close to Brighton station 0.1 mile
- Sought after location
- West Hill Conservation Area

