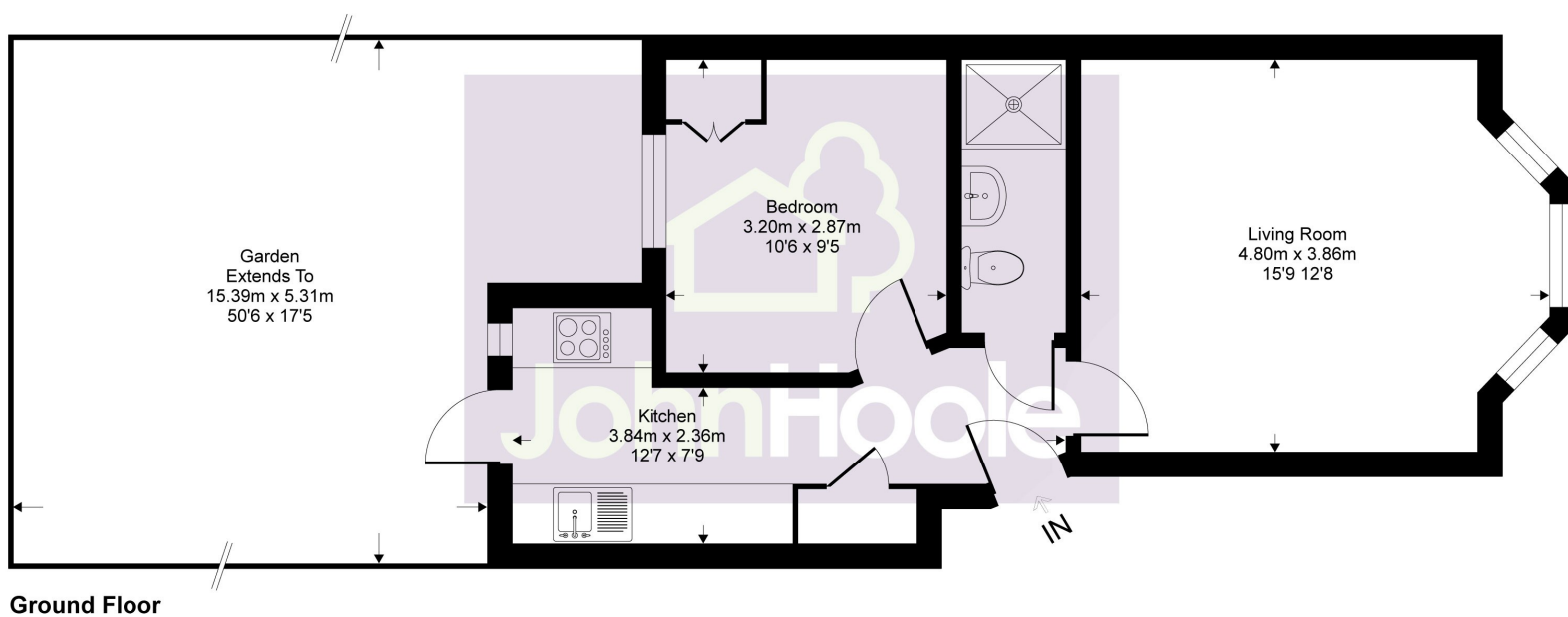


**Buckingham Place, BN1**

Approximate Gross Internal Area = 41.4 sq m / 446 sq ft



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(82+)	A	
(61-81)	B	
(49-60)	C	
(39-48)	D	
(29-38)	E	
(21-28)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2025 - Produced for John Hoole



A beautifully presented one-bedroom flat, perfectly situated for convenient access to Brighton Station and the vibrant Seven Dials area, renowned for its eclectic mix of bars, cafés, delis, restaurants, and entertainment options. This bright and spacious raised ground floor apartment is offered for sale with no onward chain and benefits from direct access to a generous south-east-facing communal garden. The main reception room boasts a stunning bay window, offering picturesque views across The Downs, while the rear-facing bedroom provides a peaceful sanctuary. The modern kitchen has been cleverly designed to maximise space and features ample storage with both high and low-level cupboards. A door from the kitchen leads to a charming patio area—ideal for outdoor dining—overlooking the beautifully landscaped communal garden. Recently redecorated throughout, this delightful flat is in excellent condition and ready for its new owner to move straight in.



- NO ONWARD CHAIN
- GROUND FLOOR FLAT - 1 BED
- RECENTLY DECORATED
- DIRECT ACCESS TO LARGE COMMUNAL GARDEN
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- PERIOD CONVERSION