



Price
£350,000
 Leasehold

Buckingham Road, Brighton

- ONE BEDROOM APARTMENT • BEAUTIFUL DECOR WITH ADDITIONAL STUDY/SECOND BEDROOM THROUGHOUT
- IDEAL CENTRAL LOCATION • CLOSE PROXIMITY TO BRIGHTON STATION
- PRIVATE GARDEN • PERIOD FEATURES THROUGHOUT

*** GUIDE PRICE £350,000 - £375,000 ***

Robert Luff & Co are delighted to bring to market this outstanding apartment in the centre of Brighton. Located less than a minute away from Brighton station this flat will suit a range of buyers including first time buyers, investment buyers or anyone looking for a second home by the sea side. Accommodation currently offers; One double bedroom, separate kitchen, spacious living area, modern fitted bathroom and additional study which could also be used as a second bedroom. Other benefits include a 157 year lease, private garden and a storage room.

Buckingham Road is situated in the West Hill conservation area, in the heart of central Brighton and within walking distance of Brighton Mainline Railway Station (0.2 miles), the seafront/promenade (0.6 miles) and local shops within the North Laine conservation area. Seven Dials, Churchill Square Shopping Centre, the theatres, many restaurants & cafes, the historic lanes and bus services are all within easy reach.

**Robert
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 Sales | Lettings | Commercial

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Accommodation

Entrance Hall

Storage Room

Kitchen 18'7 x 6'10 (5.66m x 2.08m)

Lounge 16'2 x 11'9 (4.93m x 3.58m)

Dining Room/Study/Bedroom Two 10 x 6'5
(3.05m x 1.96m)

Bedroom One 12'8 x 10'7 (3.86m x 3.23m)

Bathroom

AGENTS NOTES

157 Year Lease

SC: Approx £1500 PA

EPC: D

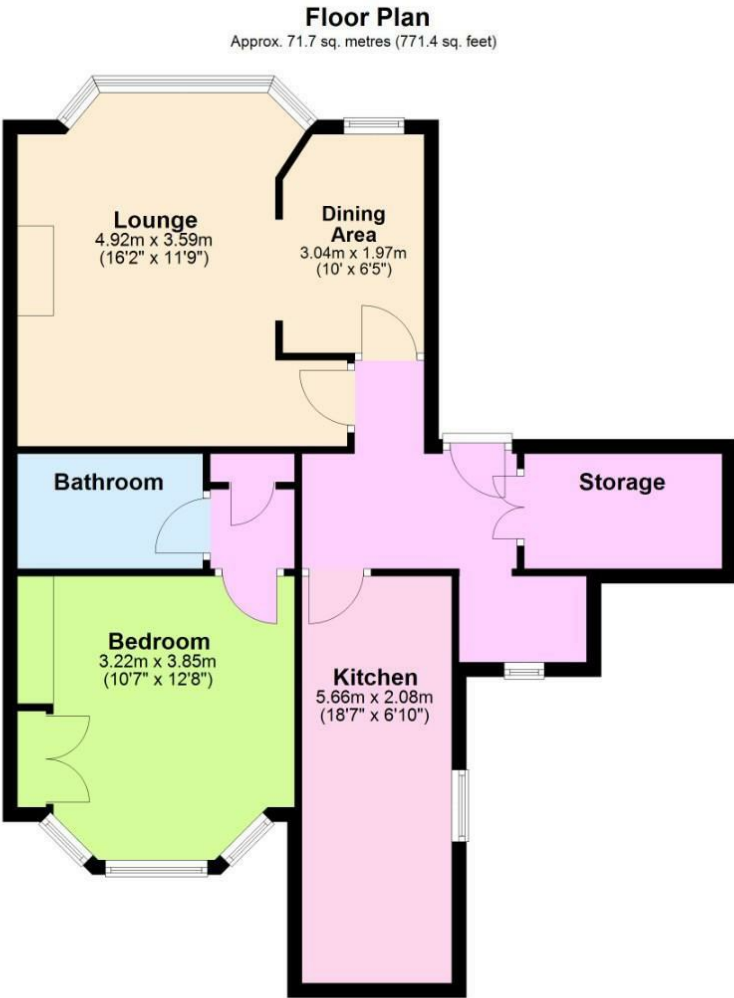
Council Tax: B

28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Total area: approx. 71.7 sq. metres (771.4 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.