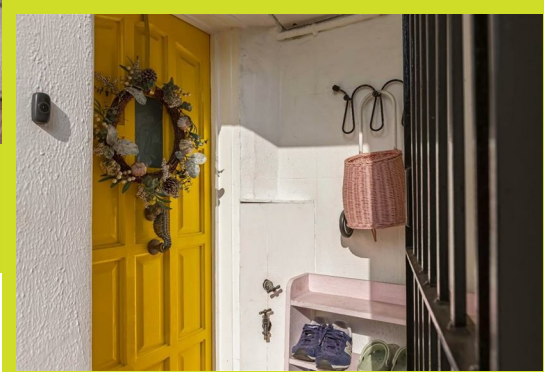




Buckingham Place, Brighton



Offers In Excess Of
£340,000
Leasehold

- TWO BEDROOM FLAT
- SEPARATE KITCHEN
- SOUTH FACING LIVING ROOM
- WALKING DISTANCE TO BRIGHTON MAINLINE STATION
- FRONT & REAR OUTSIDE SPACES
- TWO BATHROOM
- POPULAR 7-DIALS LOCATION

Robert Luff & Co are delighted to bring to market this two bedroom, two bathroom flat located within walking distance to Brighton mainline station. Located in Buckingham Place this apartment is on the doorstep of Seven Dials with its variety of shops, restaurants, cafes, supermarkets and local independent shops. The property is also located within close proximity to Brighton mainline station with its direct links to London and is also walking distance to central Brighton.

Accommodation offers; South facing lounge/diner, separate kitchen, two double bedrooms, a family bathroom and an en-suite. Other benefits include; own private entrance, front and rear private outside spaces and in excellent order throughout.

**Robert
Luff & Co**
Sales | Lettings | Commercial

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www.robertluff.co.uk



Accommodation

Private Entrance

Entrance Hall

Lounge/Diner 15'8" x 12'11" (4.78 x 3.94)

Kitchen 8'11" x 7'4" (2.72 x 2.26)

Bedroom One 13'5" x 10'1" (4.09 x 3.08)

Bedroom Two 10'2" x 9'1" (3.11 x 2.79)

En-Suite

Bathroom

Agents Notes

Tenure: Leasehold Approx. 119 Years Remaining

Service Charge:

EPC Rating: C

Council Tax: B

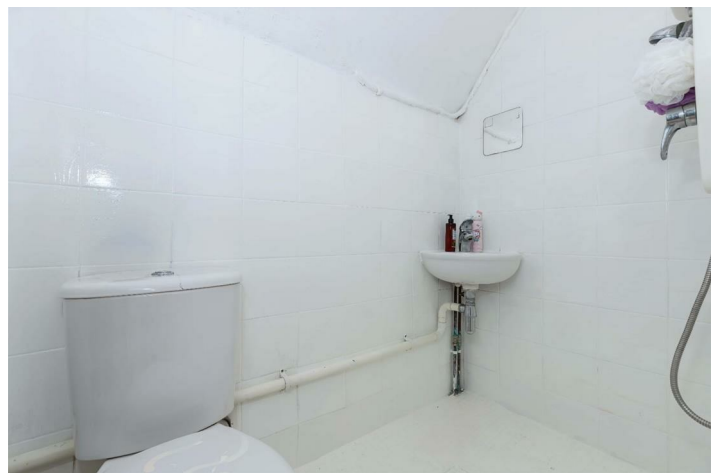
28 Blatchington Road, Hove, East Sussex, BN3 3YN

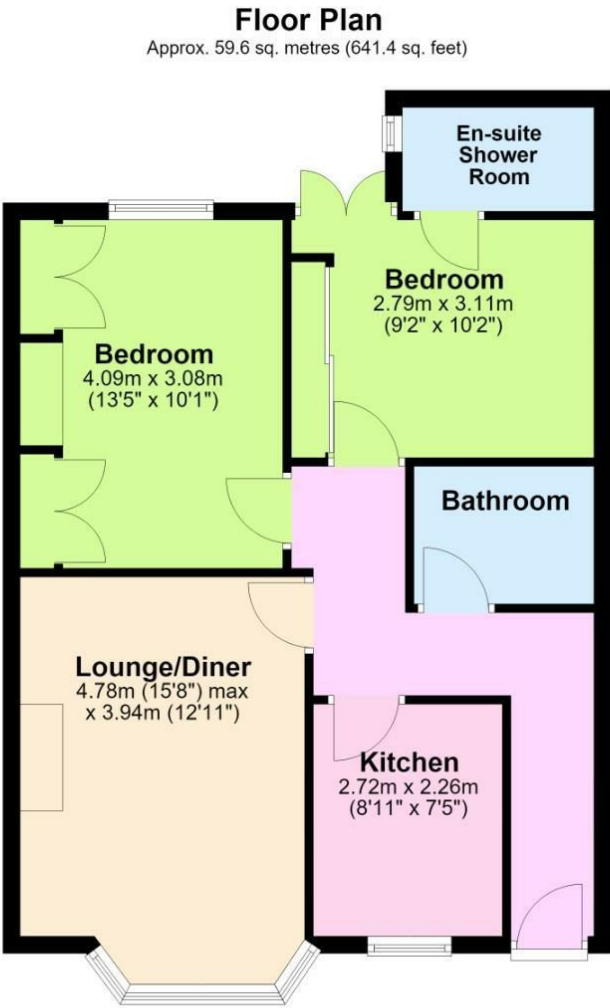
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Total area: approx. 59.6 sq. metres (641.4 sq. feet)

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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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.