



## Buckingham Road, Brighton

Asking Price  
£210,000  
Leasehold

- A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT
- NO ONWARD CHAIN
- NEWLY REFURBISHED THROUGHOUT
- CLOSE PROXIMITY TO BRIGHTON STATION
- IDEAL FIRST TIME BUY
- LONG LEASE
- HIGHLY SOUGHT AFTER CENTRAL LOCATION

Robert Luff & Co are delighted to offer for sale this beautifully presented one bedroom period apartment located in the heart of Seven Dials. This stunning apartment benefits from being beautifully refurbished throughout, a long lease and no onward chain.

Located in Buckingham Road 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.

T: 01273 921133 E:  
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Robert  
Luff & Co  
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## Accommodation

Entrance Hall

Kitchen/Living Room 15'5 x 10'10 (4.70m x 3.30m)

Bedroom 10'3 x 9'3 (3.12m x 2.82m)

Bathroom

Agent Notes

LEASE LENGTH: 125 YEARS FROM NOVEMBER 2022

SERVICE CHARGE: 150 PER CALANDER MONTH



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# Floor Plan

Approx. 31.2 sq. metres (336.0 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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