



Asking Price  
£425,000  
Leasehold

## Buckingham Place, Brighton

- TWO BEDROOM, TWO BATHROOM
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- GARAGE
- STUNNING SOUTH FACING LIVING AREA

\*\*\*SOLD OFF MARKET\*\*\*

Robert Luff & Co are delighted to offer for sale this rarely available two double bedroom, two bathroom, ground floor period apartment located in the heart of Seven Dials. This stunning apartment benefits from being beautifully refurbished throughout, landscaped rear garden and a rarely available garage.

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.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

### AGENTS NOTES

Tenure: Leasehold Approx. 119 Years Remaining

Maintenance Fee:

EPC Rating: TBC

Council Tax Band:

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

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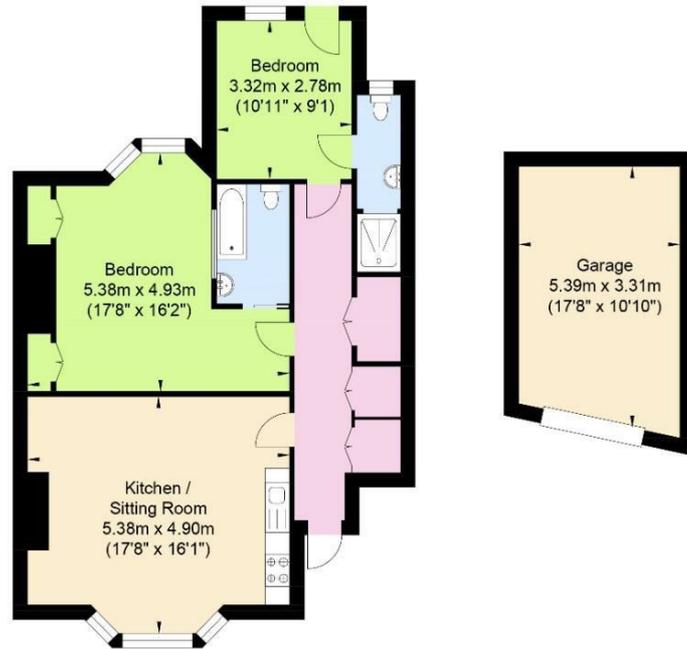


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## Buckingham Place



Ground Floor  
Approximate Floor Area  
785 sq ft  
(73.0 sq m)

Garage  
Approximate Floor Area  
187.39 sq ft  
(17.41 sq m)

Approximate Gross Internal Area (Excluding Garage) = 73.0 sq m / 758 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very 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.