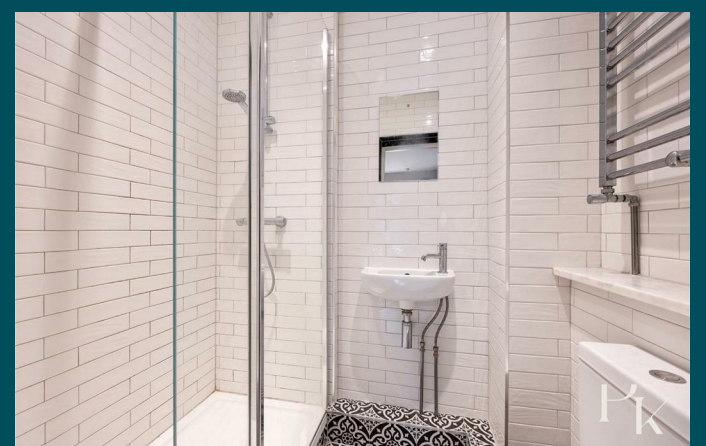
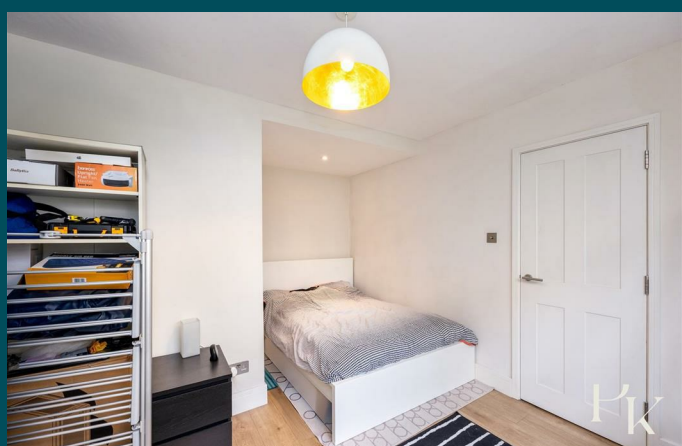




26 Buckingham Street
Brighton, BN1 3JL



26 Buckingham Street

Brighton, BN1 3LT

Offers in excess of £270,000

PRIVATE GARDEN | NO ONWARD CHAIN!

Situated in central Brighton, just moments from Brighton Railway Station and the vibrant Seven Dials, this well-presented one-bedroom lower ground floor flat offers a stylish home in an exceptionally convenient location.

Accessed via its own private street entrance, the property balances comfort and practicality. The spacious living room opens onto a private rear garden through French doors, creating a natural connection between indoor and outdoor living. The modern kitchen, complete with sleek cabinetry and integrated appliances, enjoys a garden outlook and provides an ideal space for cooking and entertaining.

To the front, the bay-fronted double bedroom allows plenty of natural light and offers ample storage space. A contemporary shower room with on-trend tiling completes the accommodation, adding to the flat's modern and well-finished feel.

Externally, the private rear garden is a rare advantage for such a central location. With paved areas and mature planting, it offers a peaceful retreat, perfect for morning coffee or simply unwinding outdoors.

Buckingham Street is ideally placed within walking distance of excellent transport links, with Brighton Railway Station just minutes away. The independent cafés, eclectic shops, pubs, and restaurants of both Seven Dials and the North Laine are close by, while Brighton's famous seafront is also within easy reach, making this property the perfect blend of city convenience and coastal living.



Buckingham Street



Lower Ground Floor
Approximate Floor Area
419.79 sq ft
(39.0 sq m)

Approximate Gross Internal Area = 39.0 sq m / 419.79 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) 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	
68	77
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
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	
EU Directive 2002/91/EC	

Pearson
Keehan