



## 47 Buckingham Place

Brighton, Brighton BN1 3PC

**Offers In The Region Of £350,000**

Lawton and Dawe are pleased to have for sale this three bedroom split level grade two listed flat, located close to Seven Dials and a few minutes' walk of Brighton station.

The flat was a buy to let investment with a revenue of circa £22,000 per year (5.7% rental yield). The property is also an excellent development opportunity for anyone looking to grow their portfolio or put a stamp on their own home.

Located on the second (top) floor, the flat offers flexible accommodation. It comprises of a bright, spacious lounge with high ceilings, second large reception room or third bedroom. The bathroom has a white suite, with shower over bath. The kitchen has plenty of storage and built in oven. Both the lounge and kitchen have lovely views over Brighton.

Upstairs are two attic style double rooms, both of a good size.

The location couldn't be more desirable, with Brighton train station a stone's throw away, and the shops, restaurants, and pubs of Seven Dials a short walk also. There is a bus stop right outside for even more ease of travel!

\*\*Please note the building has been measured at over 111m<sup>2</sup>\*\*

The flat is share of freehold with 997 years remaining on the lease. The flat is offered chain free for quick occupation.

- Share of freehold
- 997 years remaining on lease
- Close to Seven Dials
- Close to Brighton Station
- Refurbishment opportunity
- 3 Double bedrooms
- Period features
- Split level flat
- Chain free

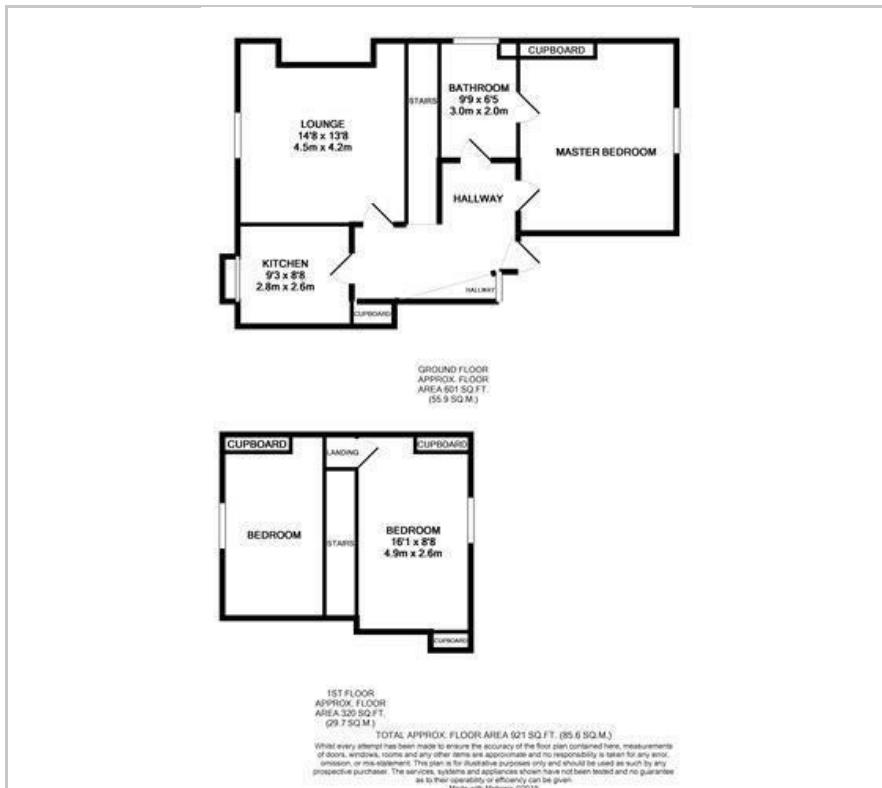
## Viewing

Please contact our Lawton & Dawe Properties Ltd Office on  
01273917791

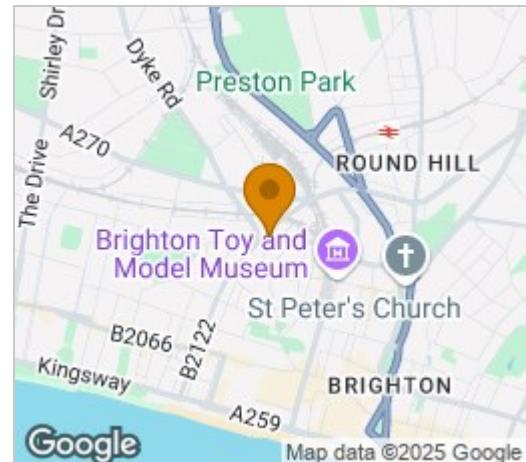
if you wish to arrange a viewing appointment for this property or  
require further information.



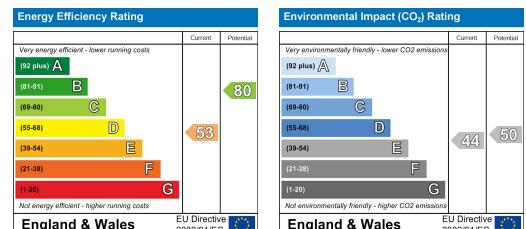
## Floor Plan



## Area Map



## Energy Efficiency Graph



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