



Buckingham Road

Brighton, BN1 3RQ

Guide price £325,000 to £375,000

SHARE OF FREEHOLD



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## Description

\*\*\*\*\*Guide Price £325,000-£350,000\*\*\*\*\*

Nestled on Buckingham Road in the heart of vibrant Brighton, this beautifully presented patio flat offers an ideal blend of style, comfort, and location. Benefiting from its own private street entrance, the property provides a rare sense of independence and privacy seldom found in city living. The flat is offered with a share of freehold, adding further appeal for discerning buyers.

Upon entry, a welcoming hallway leads through to a bright and spacious open-plan kitchen and living area. Designed with modern living in mind, this versatile space is perfect for both everyday relaxation and entertaining, allowing for effortless interaction with guests. The property features two generously sized bedrooms, each offering a calm and comfortable retreat, along with two contemporary bathrooms finished to a high standard. This wonderful flat also has the benefit from having its own private patio garden.

The location is truly exceptional. Brighton mainline station is just a short walk away, making commuting to London and beyond a breeze. The area is vibrant and convenient. The bustling city centre is close by, offering an eclectic mix of shops, cafés, restaurants, and entertainment. The ever-popular North Laine, renowned for its independent boutiques and vibrant atmosphere, is moments away, while Brighton seafront and the iconic Palace Pier can be reached on foot for relaxed coastal strolls and weekend leisure.

Well maintained and ideally positioned, this charming flat represents a fantastic opportunity to secure a stylish home in one of Brighton's most sought-after locations. Early viewing is highly recommended to fully appreciate everything this delightful property has to offer.

- Close to Brighton mainline train station
- Share of freehold
- Central location
- Own street entrance
- Two double bedrooms
- Lovely condition
- No onward chain
- Must be viewed



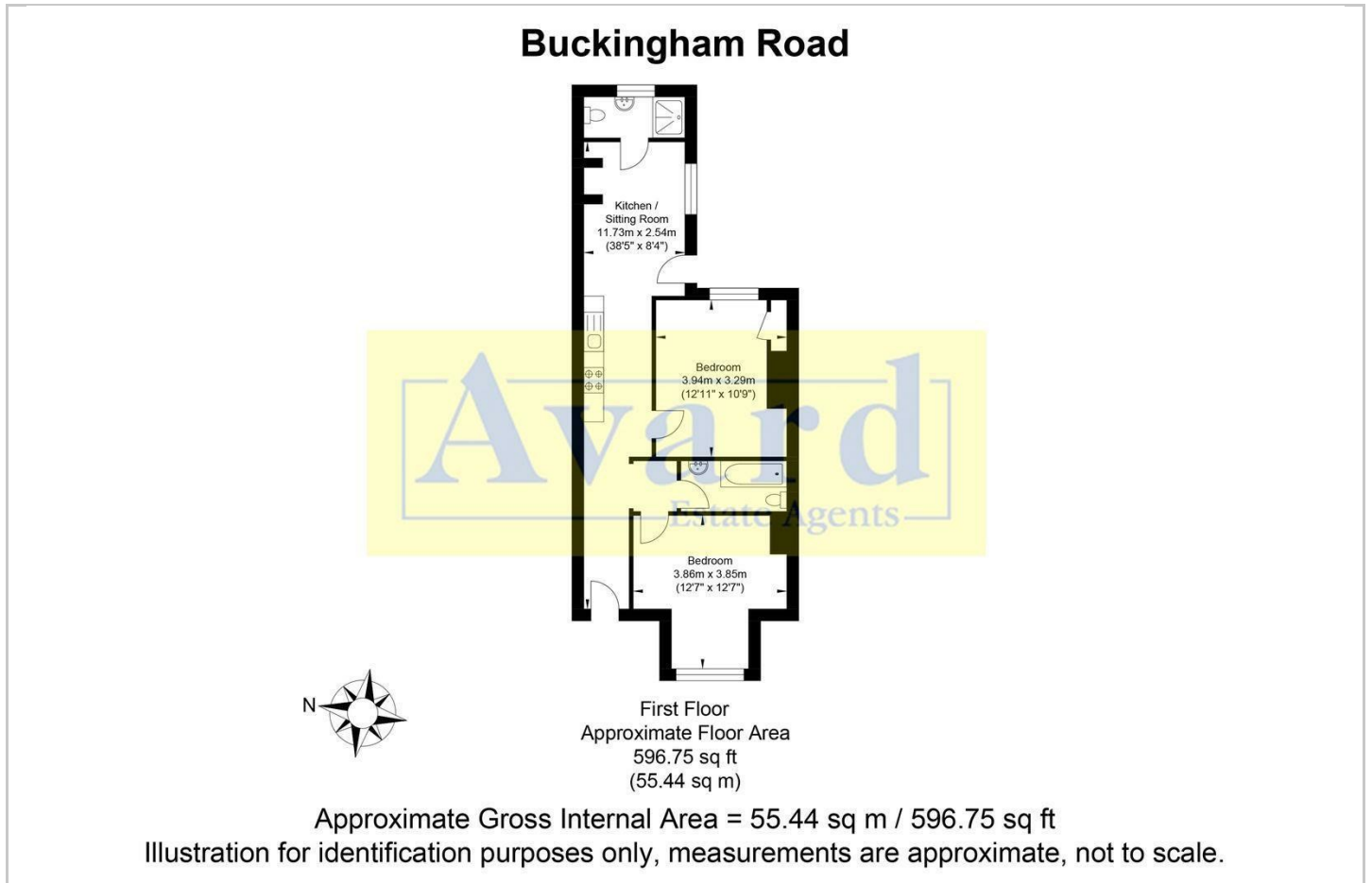
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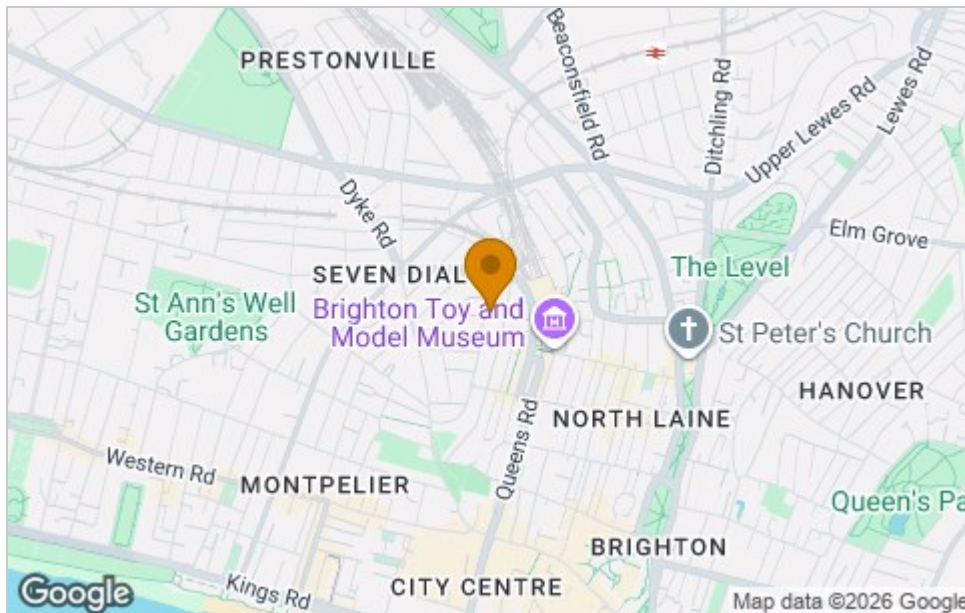
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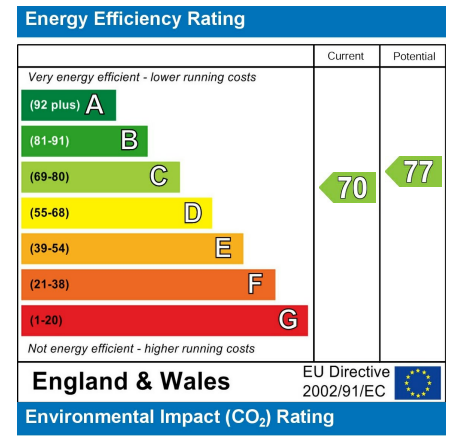
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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