

# PHILLIPS & STILL

Buckingham Place, Brighton

Asking Price £220,000 - £230,000



- A Beautifully Presented Ground Floor Conversion
- One Double Bedroom
- Bay Fronted Lounge / Diner With Feature Fireplace
- Wonderful Rear Garden Shared With Just Upstairs
- Separate Kitchen
- Stunning Seven Dials Location In Central Brighton

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## Buckingham Place, Brighton, BN1 3PJ



This beautifully presented and stunningly bright ground floor converted flat is located in a superb position of central Brighton moments from vibrant Seven Dials with Brighton mainline railway station also just a short walk away. With a charming communal garden and brand new boiler, it makes the perfect first step on the property ladder, buy to let investment or second home near the sea!

With wonderful high ceilings, the living accommodation comprises of entrance hall, bay fronted lounge / diner to the front with a feature fireplace and wooden floorboards, shower room, a double bedroom with built-in storage and a modern fitted kitchen to the rear. From here you have access to a well maintained communal garden with decked & lawned areas & only shared with the one upstairs flat

As far as location goes, its' superb position makes it an ideal address for anyone looking to commute to London or Gatwick and wanting to shave time off their journey. You are also only moments away from the ever exciting City centre and seafront with its wealth of entertainment, shopping and leisure facilities as well as trendy Seven Dials where you'll find a wide choice of boutique and convenience shops, coffee bars, delicatessens, restaurants, bakeries, beauty parlours and gastro pubs all at your disposal and moments from your door step. You'll certainly never be bored living here!



## Picture this...

Living in the sought after Seven Dials, you are just a short ride from town where you can really soak up Brighton & Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This City really is known for its' entertainment!

Alternatively, if you feel like treating yourself on a Sunday, why not take a short stroll around the corner to the ever so popular 'Good Companions' gastro pub and enjoy a couple of drinks & a lovely home cooked meal.

GROUND FLOOR  
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA: 41.6 sq.m. (448 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Accommodation

### GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER  
18' 8" x 18' 2" (5.69m x 5.54m)

SHOWER ROOM  
8' 4" x 3' 7" (2.54m x 1.09m)

DOUBLE BEDROOM  
9' 5" x 8' 4" (2.87m x 2.54m)

SEPARATE KITCHEN  
9' 10" x 6' 11" (3m x 2.11m)

### OUTSIDE

SUNNY SHARED REAR GARDEN  
Shared with just the upstairs flat,  
decked & lawned areas







## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

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