

Buckingham Street, Brighton BN1 3LJ

Approximate Gross Internal Area = 42.0 sq m / 452 sq ft

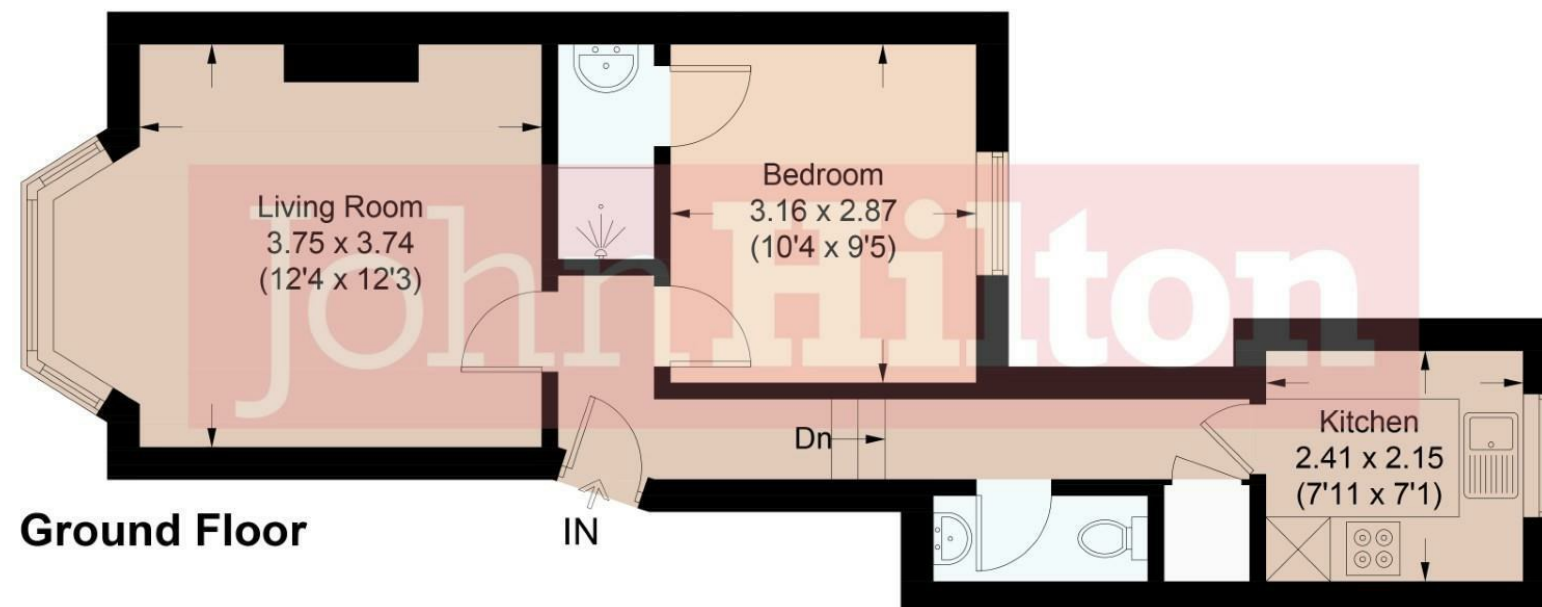


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 452.00 sq ft

Ground Floor Flat, 18 Buckingham Street, Brighton, BN1 3LT

To view, contact John Hilton:
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Guide Price £220,000-£240,000
Leasehold



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Ground Floor Flat 18 Buckingham Street Brighton, BN1 3LT

*** GUIDE PRICE £220,000-£240,000 ***

A delightful West-facing period conversion which occupies the entire raised ground floor of an imposing end-of-terrace Victorian townhouse, enviably located in the sought-after West Hill Conservation Area only moments from Brighton Mainline Station. In our opinion the property is presented in good order throughout and offers a wonderfully stylish, natural light-filled lifestyle purchase for a first time buyer seeking a super central location amongst all the action yet positioned on a surprisingly quiet street. The property offers a bay-fronted lounge-dining room with tall corniced ceiling, a comfortably sized double bedroom, again with tall ceilings and large sash window which connects to an en-suite shower room, a well-fitted kitchen with integrated appliances and a separate toilet. Ideally positioned for easy access to the forever popular and vibrant North Laine and Seven Dials districts and the huge variety of independent cafes, bars, restaurants and shopping facilities they have to offer.

Approach

Steps ascend to original timber panelled communal front door with covered entrance and window over, opening into communal hallway. Apartment front door opens into:

Entrance Hall

Tall ceiling, radiator, obscure glazed window to side, and deep recessed storage cupboard with shelving. Timber panelled door opens into:

Living/Dining Room

3.75m x 3.74m (12'3" x 12'3")

Single glazed timber-framed sliding sash bay window to front with fitted Venetian blinds, original timber panelling and radiator under, tall corniced ceilings, central ceiling rose and deep skirting boards.

Bedroom

3.16m x 2.87m (10'4" x 9'4")

Single glazed timber-framed sliding sash window to rear with radiator under, tall ceilings, central ceiling rose, timber panelled door opening into:

En-Suite Shower Room

Fully tiled shower enclosure with thermostat shower and hand-held shower attachment, pedestal wash hand basin with part-tiled splashback, wall-mounted bathroom cabinet, radiator with low-level timber panelling, vinyl floor.

Kitchen

2.41m x 2.15m (7'10" x 7'0")

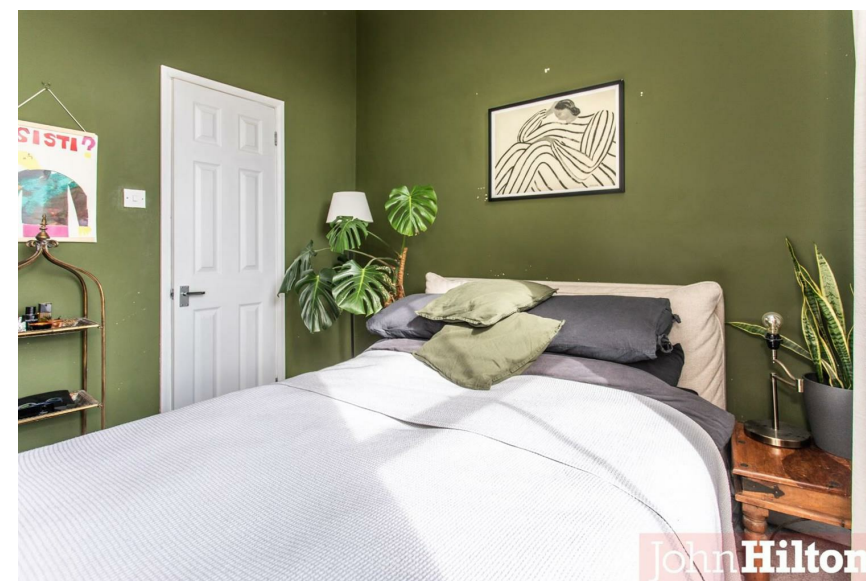
Single glazed timber framed window to rear with fitted Venetian blind offering distant sea views. Modern fitted kitchen in white high-gloss comprising matching wall and base units. Wood-effect laminate work surfaces extend to include a single bowl stainless steel sink with mixer tap and drainer, four-ring ceramic hob with electric oven under, glass splashback and chimney-style extractor over, wall-mounted cupboard housing 'Worcester' gas combi boiler, space & plumbing for washing machine, vinyl floor.

Separate WC

Low-level WC, wash hand basin, vinyl floor, extractor fan.



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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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: **A**

- NO ONWARD CHAIN
- Period Conversion
- Moments from Brighton Mainline Station
- Raised Ground Floor
- One Bedroom
- West Hill Conservation Area
- Close to Seven Dials
- Tall Ceilings & Period Features
- Living/Dining Room
- En-Suite Shower Room & Separate WC