



Buckingham Place
Brighton

HEALY
& NEWSOM

EST. 1990





Buckingham Place, Brighton, BN1 3PQ

£350,000

We 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.

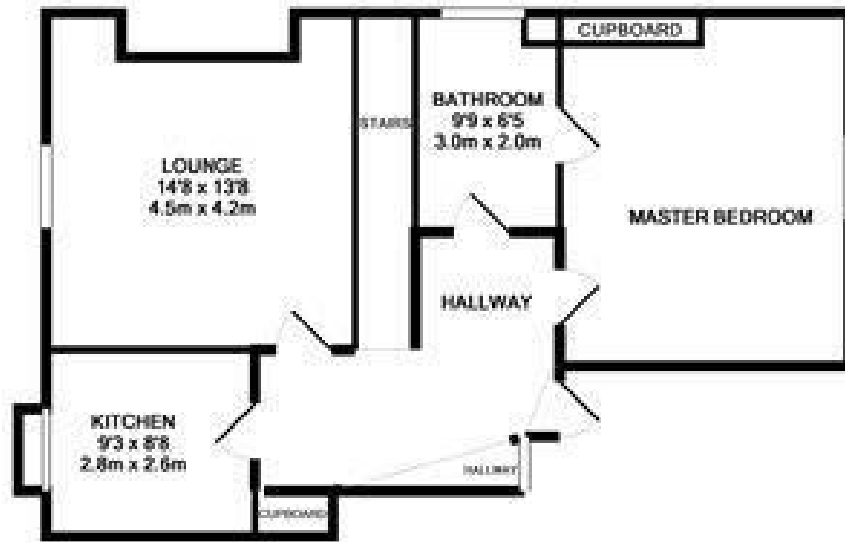
Upstairs are two attic style double rooms, both of a good size.

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

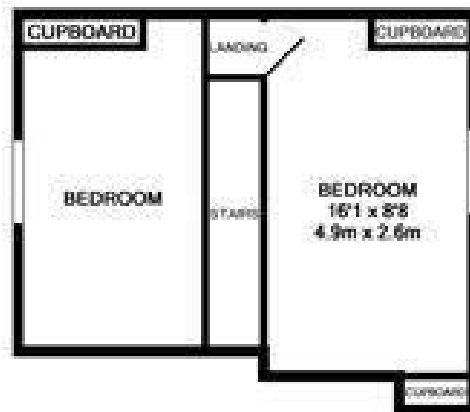
Location

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!





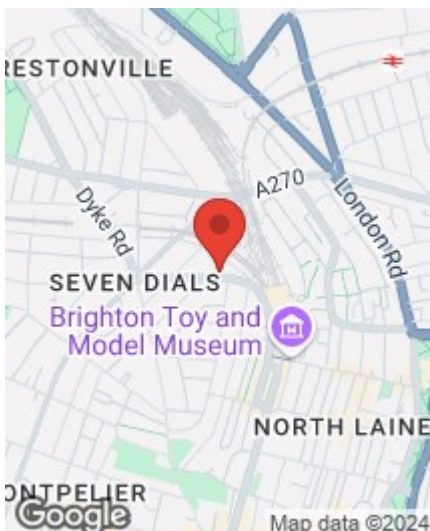
GROUND FLOOR
APPROX. FLOOR
AREA 601 SQ FT
(55.9 SQ M)



1ST FLOOR
APPROX. FLOOR
AREA 320 SQ FT
(29.7 SQ M)

TOTAL APPROX. FLOOR AREA 921 SQ FT (85.6 SQ M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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