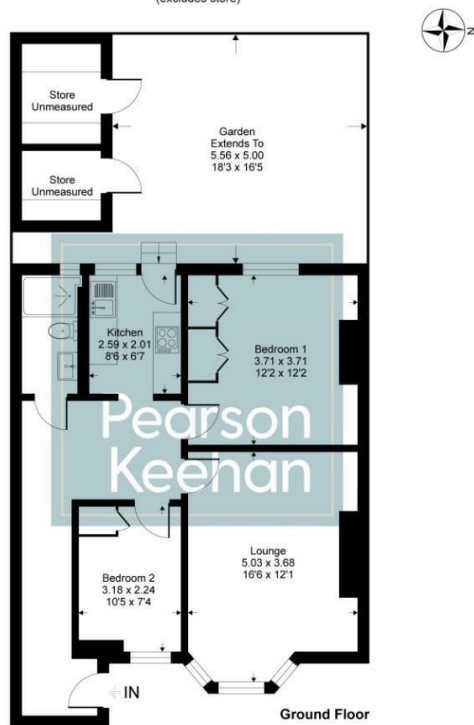




Buckingham Place, Brighton, BN1 3PQ
Guide price £400,000 - £450,000 Leasehold

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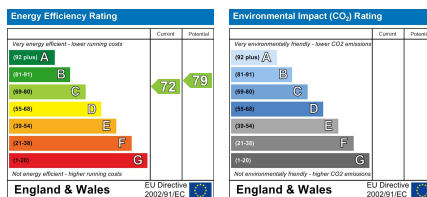
Buckingham Place, BN1
Approximate Gross Internal Area = 63.9 sq m / 688 sq ft
(excludes store)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of floors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Council Tax: Band B

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture.



Guide Price: £400,000-£425,000

A beautifully designed two-bedroom garden apartment on the lower ground floor, ideally located in the heart of the city, just moments from Brighton Station.

The property's prime location is ideal for those looking for quick and easy access to Brighton Station, while being just a short stroll from the bustling Seven Dials, famous for its eclectic mix of cafes, boutiques, and restaurants. Nestled in the heart of the city on Buckingham Place, it offers convenient access to Brighton's extensive shopping destinations, including Churchill Square and The Lanes/North Laine, as well as the seafront and beaches. The nearby Seven Dials area provides a variety of local amenities, including popular delicatessens, restaurants, and bistros. Brighton's mainline railway station is within close proximity, offering regular connections to Gatwick, London, and beyond.

The property boasts its own private street entrance and offers well-proportioned rooms throughout. The accommodation includes a large, welcoming hallway, a spacious living room at the front featuring a generous bay window that floods the space with natural light, a separate kitchen with direct access to the rear garden, two bedrooms, and a bathroom.

The private paved rear garden, beautifully framed by mature plants, creates a tranquil and secluded space, ideal for al fresco dining and entertaining.

Leasehold

Years remaining on the lease: 147yrs

Ground Rent: £50 per year

Service Charge: Ad-hoc (right to manage)

Pearson Keehan

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