



hamlyn
smith.

Buckingham Road, Brighton, BN1 3RH

£315,000

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 1 Bedroom

 1 Reception

 1 Bathroom

A delightful first-floor flat in an elegant period building on the corner of Buckingham Road and Albert Road. This charming property benefits from wonderful light, high ceilings and generous room sizes. The location is second to none, on a leafy residential street close to Seven Dials. Brighton Station is just a few minutes' walk away, with the city centre just beyond —so all of Brighton's shopping lanes, entertainments, restaurants, pubs and more can be reached on foot.

- One bedroom apartment
- First floor
- Moments from Brighton Station
- High ceilings and period features
- Share of freehold
- Council tax band - B
- EPC rating - C







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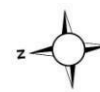
The front door opens to a lobby with space for coats and shoes. To your right, a door leads into the open-plan reception space which spans the full width of this grand building. The ceilings are three metres high, and in the living/dining area an east-facing bay window, over two metres wide, has original panelling underneath its three sashes. On either side of the chimney breast are built-in cabinets with shelves above. There is room for both a dining table and a work-from-home space.

The room is partially partitioned to create a separate kitchen area, where there is a white gloss kitchen finished with wooden counters. A Zanussi four-burner gas hob has an extractor above and there is an integrated electric fan oven. There is space for a washing machine and a fridge/freezer as well as a large larder cupboard. The Vaillant combination boiler is also housed here. Light from the south-facing window above the sink not only fills the kitchen, but spills into the living room. Both windows offer a lovely green outlook onto the mature trees lining the street.

The bedroom is positioned at the rear of the property and also has a spectacular bay window, with original wood panelling that has been stripped back to its natural finish, adding warmth to the space. A built-in wardrobe provides storage, and the room shares the same generous proportions and high ceilings as the living area. The apartment is presented in a contemporary palette of whites, soft blues and greens, and has a welcoming and homely feel. Period details remain, including high skirting boards, and the living room has both coving and a picture rail.

The bathroom includes a white suite with smart white metro tiles and luxury Moroccan tile flooring. The handbasin has a chrome pillar tap, complemented by a chrome towel radiator and a thermostatic dual-head shower over the bath. A loft hatch provides access to useful storage space.

Seven Dials is an enduringly popular part of the city and it's easy to see why. Attractive tree-lined roads of period properties and a vibrant and friendly community. There are coffee shops at the Dials with outside seating, plenty of local independent shops and green spaces close by, including Dyke Road Park and St Ann's Well Gardens, making this a very attractive place to live. You can head to the beach or to town on foot and Brighton station is within easy reach for commuters.



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First Floor



Total area: approx. 45.2 sq. metres (486.8 sq. feet)

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 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.
Plan produced using PlanUp.

Buckingham Road

