

# Buckingham Road

## Brighton

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## About the property

Situated within one of Brighton's most sought-after areas is this lovely Victorian residence that exudes both timeless elegance and charm. This stunning four bedroom home spans over three floors offering a blend of historic character and modern comforts. Buckingham Road presents a rare opportunity to own a piece of Brighton's rich architectural heritage.

The approach to this period home is one of style and elegance. A crisply rendered façade with classic bay windows and a picturesque front garden all add to this homes kerb appeal. The entrance, with stripped wood floors welcomes you into a world of Victorian splendour, with meticulously preserved original features, including intricate cornices.

Step into the double reception room and one is greeted by the warmth of natural light filtering through large sash windows, enhancing the already spacious and airy atmosphere. The gracious living room is perfect for hosting intimate gatherings or relaxing evenings by the fireplace.

Adjacent to the living room, there is a nice sized kitchen which is light and airy and a handy storage and larder area. From here, steps lead out onto a sunny west facing mature Mediterranean styled walled garden.

As you ascend the stunning staircase to the upper levels, you'll find four well-appointed bedrooms, each uniquely designed with their own character and flair. There is a large contemporary family bathroom which is both light and airy, An oasis of calm and tranquillity.

Within minutes of the seafront and the fashionable Western Road and also close to the chic Seven Dials, this spacious home offers easy access to all that this vibrant coastal city has to offer but is on a residential road lined with trees. Conveniently located for parks, theatres and pubs, its proximity to Brighton mainline railway station is located in nearby Queen's Road providing north-bound commuter links with London/the city.

# Buckingham Road Brighton



4

BEDROOM

1

RECEPTION

2

BATHROOM







## What the owner says

What the owner says....

I have loved living here.

Over the last 30 years we've seen Seven Dials change into the lively, vibrant neighbourhood it is now with its own bars, coffee shops, cafes and restaurants, and thriving sense of community.

We're 2 minutes from the station, 10 minutes (running) to the sea and The Lanes are on your doorstep. Bright News over the road is the best, friendliest local shop you could want, where you can leave your spare key, pick up your DPD parcel and get all the local news and gossip.

The white houses in West Hill can make you feel you are Greece when the sun is shining and the sky is bright blue. This is proper Brighton.

It's a great house – plenty of room to work, lounge and play. Over the years it's gone through many changes too, and, no doubt will go through more. We hope you love it as much as we have.

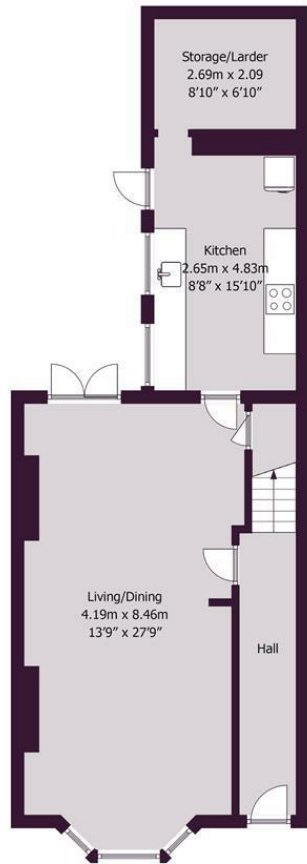


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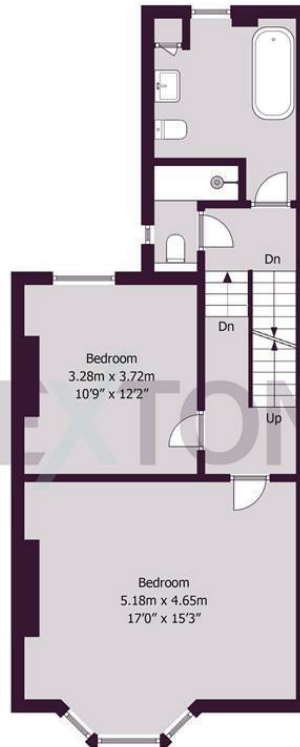




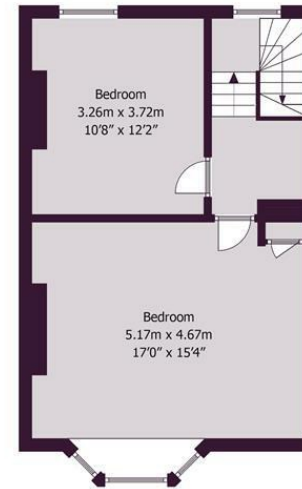
Ground Floor



First Floor



Second Floor



Approximate gross internal floor area 159.5 sq m/ 1717 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	