





# Buckingham Road

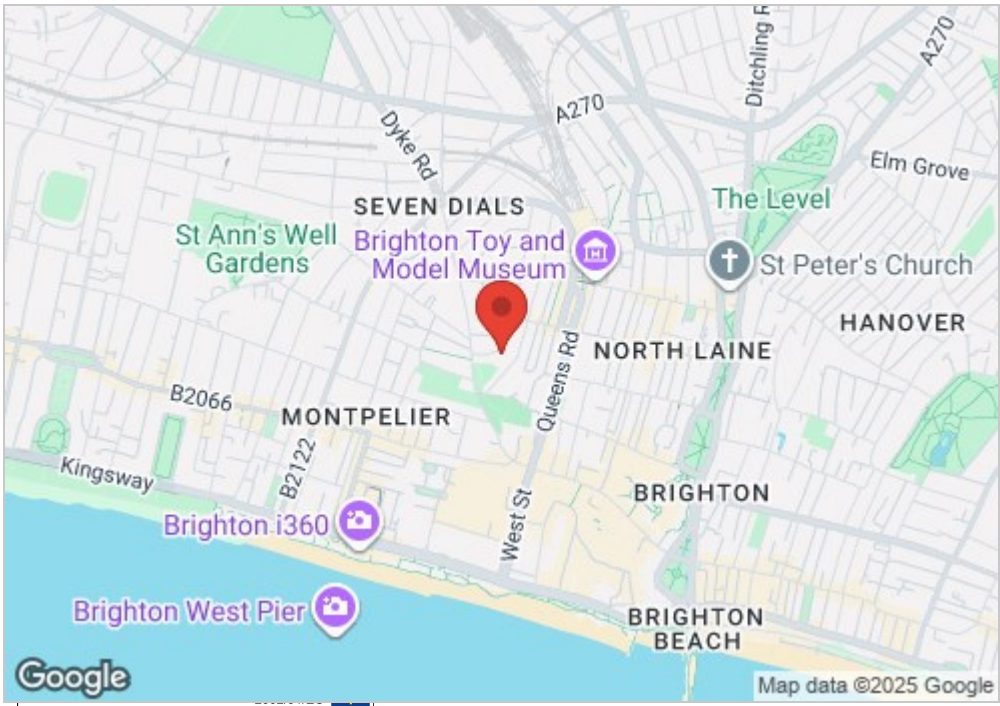
Brighton, BN1 3RB

Offers in excess of £170,000

New 125 year Lease Nestled in the vibrant city of Brighton, this one-bedroom flat presents a wonderful opportunity for those looking to make their mark in a desirable location. With a single reception room, this property offers a cosy yet functional space, perfect for both relaxation and entertaining. The bedroom is well-proportioned, providing a comfortable retreat at the end of the day.

While the Flat is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and style. Imagine transforming this property into your dream home, tailored to your preferences. The potential for improvement is significant, allowing for a creative touch that can truly make this Flat your own.

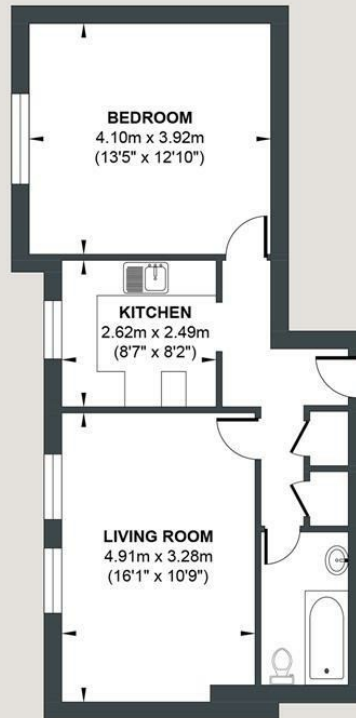
Conveniently situated close to Brighton station, this property benefits from excellent transport links, making it ideal for commuters and those who enjoy the vibrant lifestyle that Brighton has to offer. The bustling city centre, with its array of shops, restaurants, and cultural attractions, is just a short distance away, ensuring that you are never far from the action.



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

# BUCKINGHAM ROAD

Approx. Gross Internal Floor Area 50.23 sq m / 540.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



SECOND FLOOR

**Approximate Floor Area**  
540.67 sq ft  
(50.23 sq m)



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All measurements are approximate





