



# Buckingham Place, Brighton

Asking price £1,150,000



## Property highlights

- Located in the sought-after Seven Dials neighbourhood of Brighton
- Within 0.3 miles of Brighton mainline train station
- Grade II-listed property spread over four floors
- Stunning period features throughout
- Versatile accommodation with four/five bedrooms
- Modern open-plan kitchen/dining room
- Separate utility room
- Spacious office on the top floor
- Peaceful multi-level garden surrounded by mature flower beds



A Grade II-listed Italianate terraced house in Brighton's West Hill Conservation area. Featuring original architectural details, an open-plan kitchen, spacious bedrooms, and a peaceful garden, it offers a blend of historical charm and modern luxury.

#### The property

Situated in the West Hill Conservation area of Brighton, Buckingham Place is a highly sought-after address, with origins dating back to the late nineteenth century. This Grade II-listed property stands proudly as part of an elegant Italianate terrace, easily recognised by its distinctive balconies and verandahs. Remarkably, it remains the only full house on the terrace, as all the others have been converted into apartments.

A charming black-and-white chequered path leads to the striking front door, where a musical doorbell offers a welcoming sound to greet visitors. Stepping inside, you enter a bright, spacious hallway, anchored by a grand staircase with a striped runner winding both up and down. At the front of the house, a generous living room is bathed in natural light pouring through shuttered windows, offering a picturesque view of the black-and-white verandah. The room is complemented by a feature fireplace, high ceilings, and original architectural details, including an ornate architrave and ceiling rose. Also on the ground floor is a spacious bedroom with its own feature fireplace and garden-facing windows, along with a convenient WC.

Upstairs on the first floor, you'll find three more well-proportioned double bedrooms and a large family bathroom. The bathroom boasts both a bathtub and a separate shower, as well as a sizable vanity unit, making it ideal for accommodating the needs of a busy household.

Nestled on the top floor is a serene room, currently used as a home office. Built into the eaves, it offers deep cupboards for storage and a large window with views over Brighton's rooftops. Subject to planning permission, this space could be transformed into a spacious bedroom, providing a tranquil retreat from the rest of the home.

The lower ground floor was transformed in 2015 into an exceptional entertaining space, with an open-plan kitchen and dining area at its heart. The kitchen features a large central island with a breakfast bar and butler sink, while wall-to-wall units provide ample storage. State-of-the-art appliances, including a Neff gas hob, electric hot plate, stacked oven and microwave, integrated dishwasher, and a boiling water tap, add a luxurious touch to this modern, functional space. Adding to the character of the space is a large brick fireplace, and double doors lead out to the garden, seamlessly blending indoor and outdoor living. A modern shower room and practical utility room are also found on this level, along with a door that offers access to the front of the house.

The garden is a peaceful oasis in the heart of the city, divided into two distinct zones. At the upper level, a decked area features blue-and-white striped sheds reminiscent of Brighton's seafront beach huts. At the lower level, a patio is surrounded by mature flower beds and offers the perfect spot for al fresco dining or unwinding with a glass of wine. The garden offers ample space for everyone to enjoy.

#### Additional property information

Property type: Semi-detached house

Tenure: Freehold

Council tax band: E

Grade II-listed building in the West Hill Conservation Area of Brighton

## The area

This property is positioned in a row of terraced houses just moments away from the bustling Seven Dials - renowned for its diverse selection of locally owned bars, delis, cafes, and restaurants. There's a real sense of community here, and residents look out for one another in a way that makes people want to stay in the area. Brighton city centre is less than a mile away, and the seafront with its pebbled beaches, infamous pier, and amenities can be reached on foot in approximately twenty-five minutes.

## Schools

Brighton isn't short of good schools for children of all ages and Buckingham Place is well-situated for easy access to a number of them. Brighton Girls Independent School is a seven-minute walk away and Brighton College can be reached in ten minutes by car. Local state schools include St Mary Magdalen's Catholic Primary & Nursery School, St Paul's C of E School, Cardinal Newman Catholic School & Sixth Form, and BHASVIC College.

## Transport links

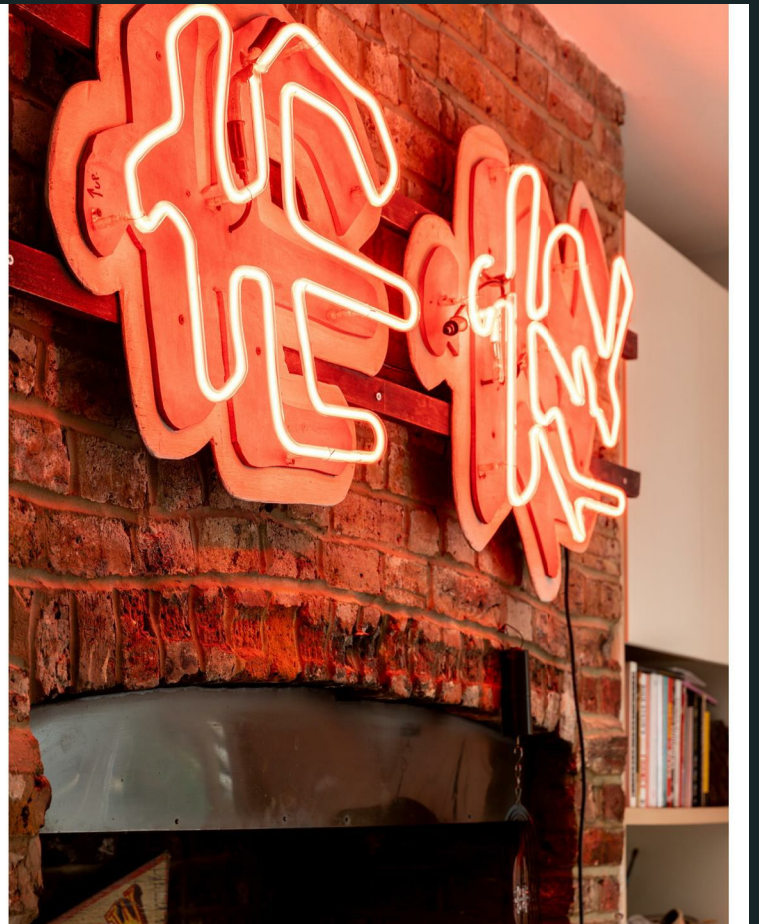
This property is located 0.3 miles from Brighton mainline station, making it highly convenient for London commuters. Brighton city centre is approximately 1 mile away and regular bus services run from the property into the centre of town and along the coast. For those with a car, there is on-street permit holder parking. The A27 with its links along the south coast and north towards London is under 2 miles away.

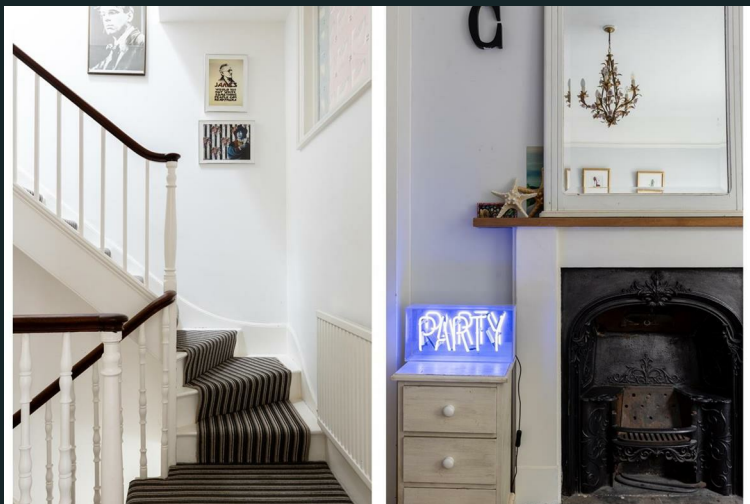






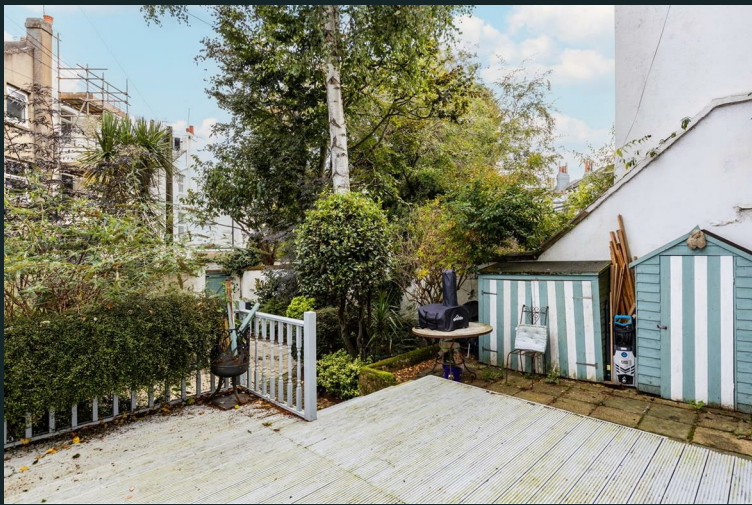














Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

01273 670253  
 hello@numbertwentyfour.co.uk  
 numbertwentyfour.co.uk

Number Twenty Four Limited is registered in England under Company No. 15285547. VAT No. 456581269. Our registered address is 5 Bartholomews, Brighton, BN1 1HG.

