



## **Buckingham Road, Brighton BN1 3RJ**

*Fabulous beautifully presented contemporary apartment forming part of this lovely Victorian period building. 24' kitchen/living room, two bedrooms, ensuite shower room to bedroom 1, family bathroom and oak flooring through the entrance hall and main living area, Sought after central location.*

**welcome to**

## **Buckingham Road, Brighton**

This stylish two bedroom flat, located in the heart of Brighton, offers a prime spot within easy reach of both the city centre and seafront. Designed with contemporary elegance featuring an open plan kitchen/living area with sleek, modern finishes, clean lines and ample natural light. The master bedroom has an ensuite shower room, there's a useful second bedroom ideal as a guest bedroom or office space, There is oak flooring through the entrance hall and main living area, Residents benefit from the vibrant city lifestyle with trendy cafes, shopping boutiques and cultural venues just minutes away,





Nearby is Brighton famous seafront and beach as is Brighton mainline station offering quick access to London and Gatwick, Viewing Essential

Total floor area 65.9 sq.m. (709 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Buckingham Road, Brighton

- Beautifully presented apartment
- Contemporary fittings throughout
- 24' living room/kitchen with appliances
- Two bedrooms with ensuite to bedroom 1
- Family Bathroom
- Oak flooring through entrance hall and main living area
- Sought after central Brighton location
- Close shops, restaurants, cafes and Brighton seafront

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £580,000



Please note the marker reflects the postcode not the actual property

check out more properties at [fox-and-sons.co.uk](https://fox-and-sons.co.uk)



Property Ref:  
BHF113624 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01273 777000



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



117-118 Western Road, BRIGHTON, East  
Sussex, BN1 2AD



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)