



## FLAT 2, 14 BUCKINGHAM ROAD BRIGHTON, BN1 3RH

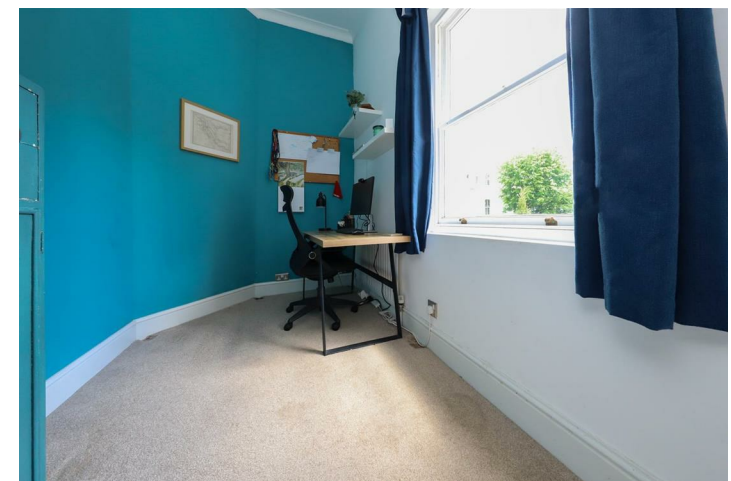
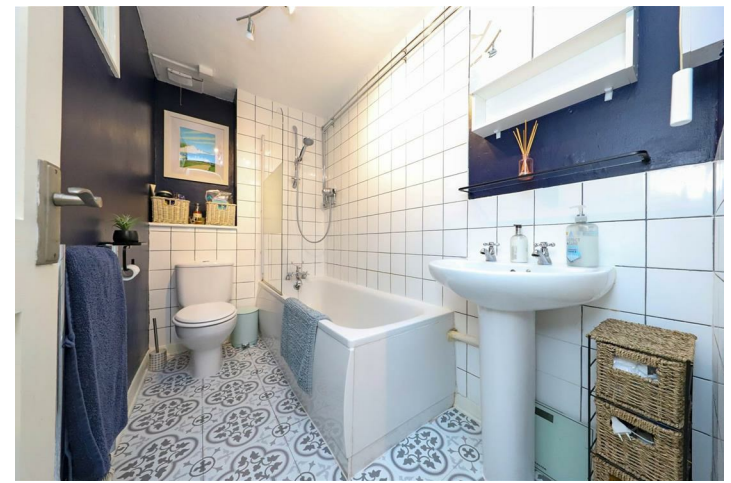
LEASEHOLD

GUIDE PRICE £400,000 - £425,000. Superb raised ground floor apartment with west facing rear garden. This fantastic property benefits from high ceilings, large bay windows, good sized rooms and nice layout all combining to create a real sense of space throughout. The accommodation comprises; two bedrooms, bathroom, lounge diner with bay windows and separate kitchen leading to the delightful private rear garden. There are some lovely features including ornate ceilings, fireplace, large sash windows and plenty of built in storage.

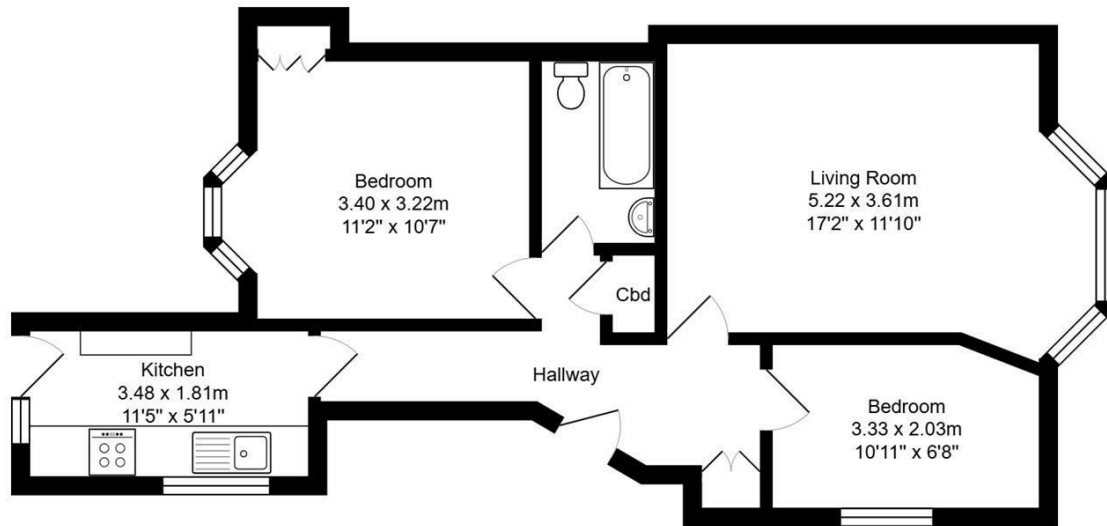
The location will certainly appeal to many being moments from Seven Dials and the City Centre, both with a wide range of popular shops, cafes and restaurants. Commuters will find Brighton Station an easy 5 minute walk away providing regular and direct links to London. Brighton seafront is under 1 mile away.

# Nicholas James

SALES LETTINGS AUCTIONS







Buckingham Road, Brighton, BN1 3RH

Total Area: 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**

SALES LETTINGS AUCTIONS