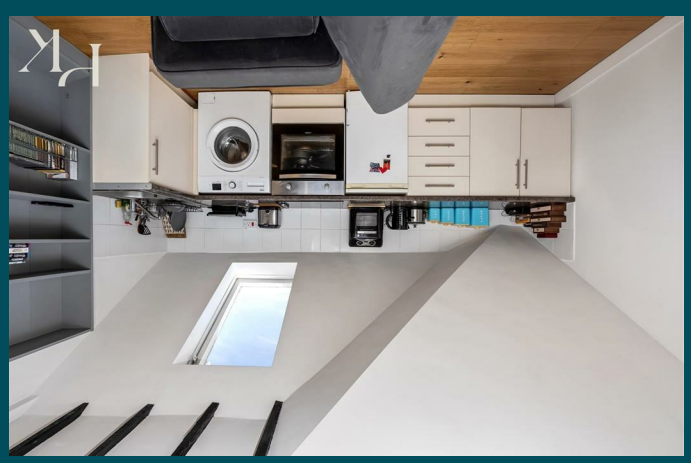














111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

Flat 7, 10 Buckingham Place

Brighton, BN1 3TD

Offers over £210,000

Share of Freehold | 900 Years Remaining on the Lease | No Ground Rent

Positioned on the top floor of an attractive period building, this well-proportioned one-bedroom flat enjoys a fantastic location just a stone's throw from Seven Dials, within easy reach of Brighton Station and the city centre.

The accommodation extends to approximately 464 sq ft (43.17 sq m) and has plenty of character, with exposed ceiling beams, sloping rooflines and several skylights bringing natural light into the property.

At the heart of the flat is a bright open-plan living room and kitchen, measuring approximately 4.53m x 3.67m. The kitchen is arranged around the perimeter to maximise the living space and provides a range of fitted units and integrated cooking facilities, while the room offers ample space for both comfortable seating and a dining area. Windows and rooflights provide far-reaching rooftop views across Brighton.

The double bedroom is a particularly generous size at approximately 4.55m x 3.33m, with useful built-in storage and plenty of room for additional furniture. Again, the top-floor position and characterful roofline give the room a distinctive feel.

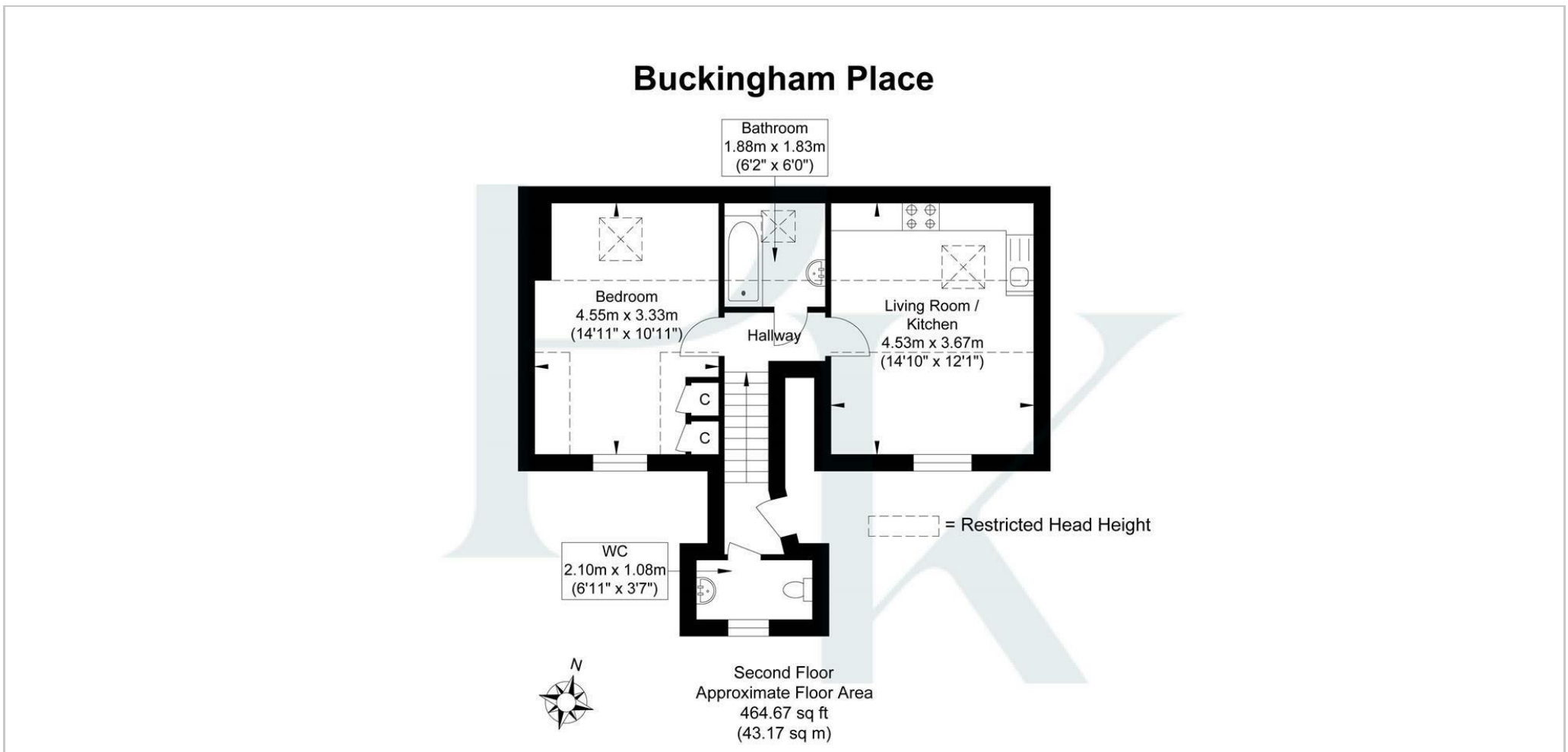
There is a separate bathroom with bath and wash basin, along with the added convenience of a separate WC.

Buckingham Place is superbly placed for everything Brighton has to offer. The independent shops, cafés, pubs and restaurants of Seven Dials are moments away, while Brighton Mainline Station is within convenient walking distance, making the property particularly well suited to commuters. The North Laine, city centre, seafront and surrounding neighbourhoods are also readily accessible.

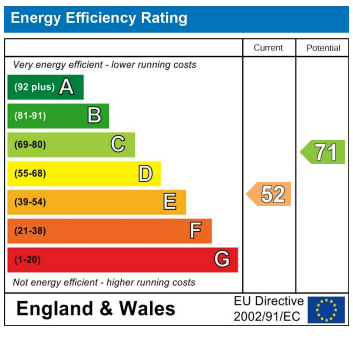
With its top-floor position, generous double bedroom, open-plan living space, character features and highly convenient central location, this is an appealing Brighton home for buyers looking to be close to both Seven Dials and the heart of the city.

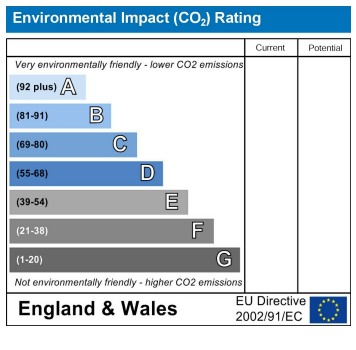






Approximate Gross Internal Area = 43.17 sq m / 464.67 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.





Pearson Keehan