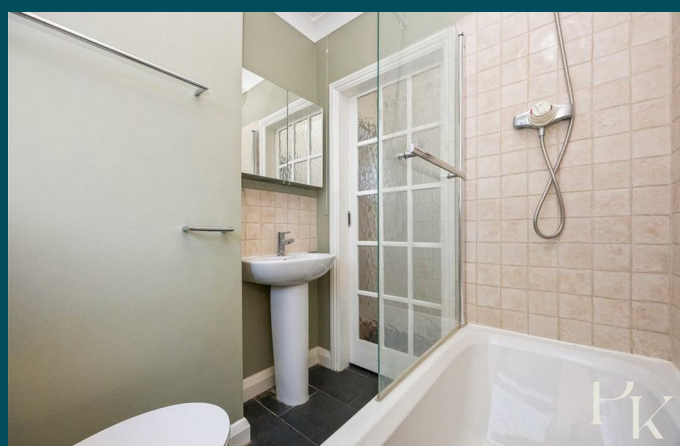
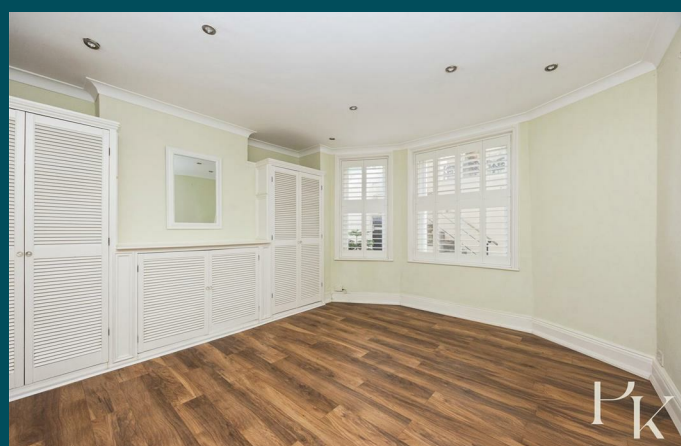




71B Buckingham Road

Brighton, BN1 3RJ

Asking price £325,000

Situated on the sought-after Buckingham Road, this charming chain-free one-bedroom garden flat benefits from a private entrance, share of freehold, well-proportioned accommodation and a generous private garden, all within a fantastic central Brighton location.

The property features a spacious living room with wood laminate flooring, neutral décor and sliding patio doors opening directly onto the garden, allowing plenty of natural light to fill the space. The separate kitchen is fitted with a range of wall and base units, ample worktop space and integrated cooking appliances, while also providing space for additional freestanding appliances.

The double bedroom is a particularly attractive space, featuring wood laminate flooring, fitted wardrobes and additional built-in storage. Two windows with plantation shutters provide natural light, creating a bright and comfortable room. A bathroom fitted with a white suite, including a bath with shower screen, completes the internal accommodation.

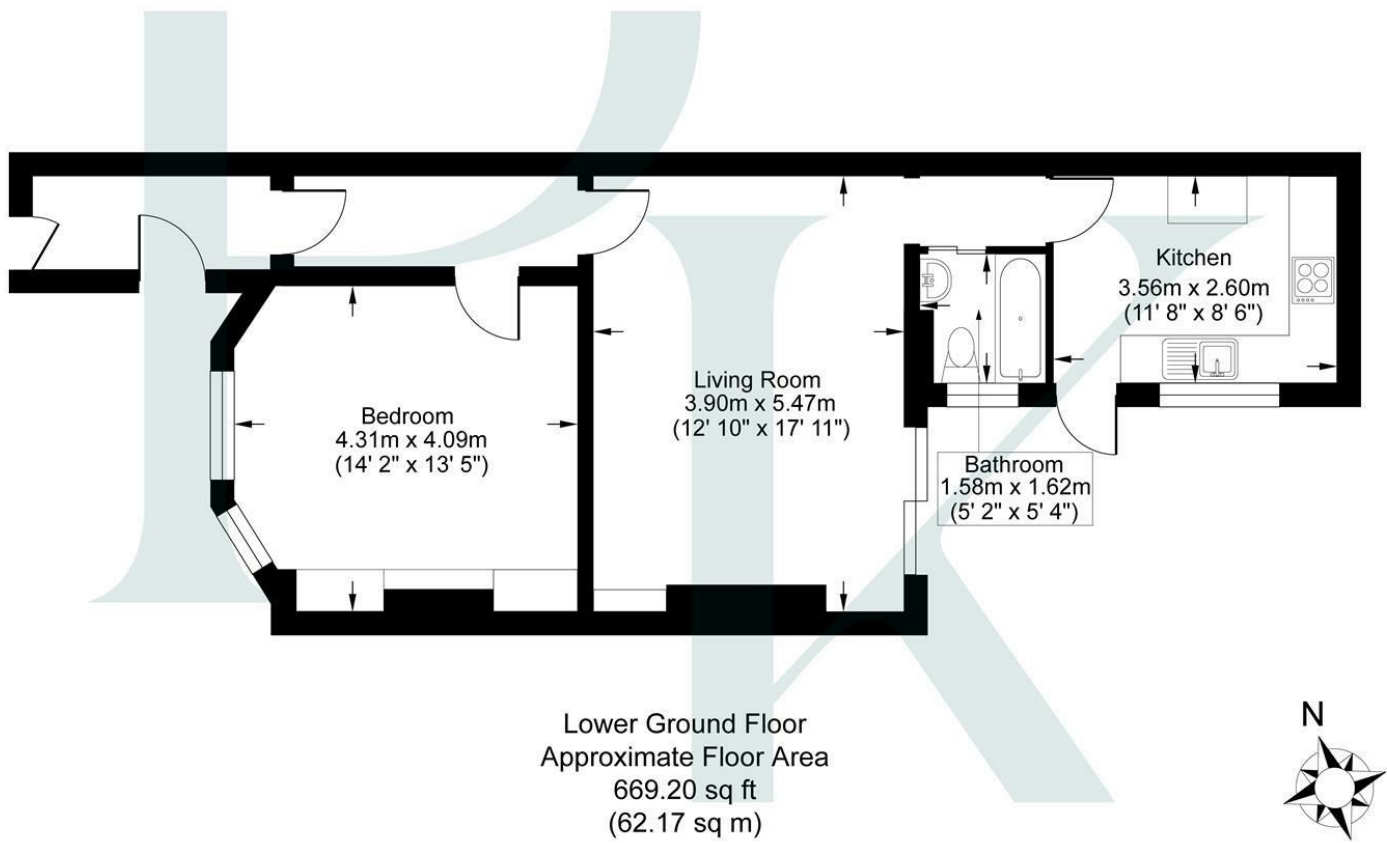
A real highlight of the property is the generous east-facing private garden, enjoying sunshine throughout the morning and into the early afternoon, typically until around 3pm. Predominantly paved, the garden provides plenty of room for outdoor seating, dining and entertaining, with established planting and attractive flint boundary walls adding character and privacy.

Buckingham Road is ideally positioned within easy reach of Brighton railway station, making it particularly convenient for commuters. The vibrant shops, cafés and restaurants of the North Laine and Seven Dials are also nearby, while Brighton city centre, the seafront and its many attractions are all within easy reach.

Offered for sale with a share of freehold and no onward chain, this attractive garden flat presents an exciting opportunity for buyers seeking spacious accommodation, excellent outdoor space and a highly convenient central Brighton location.



Buckingham Road



Approximate Gross Internal Area = 62.17 sq m / 669.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Pearson
Keehan