

austin gray



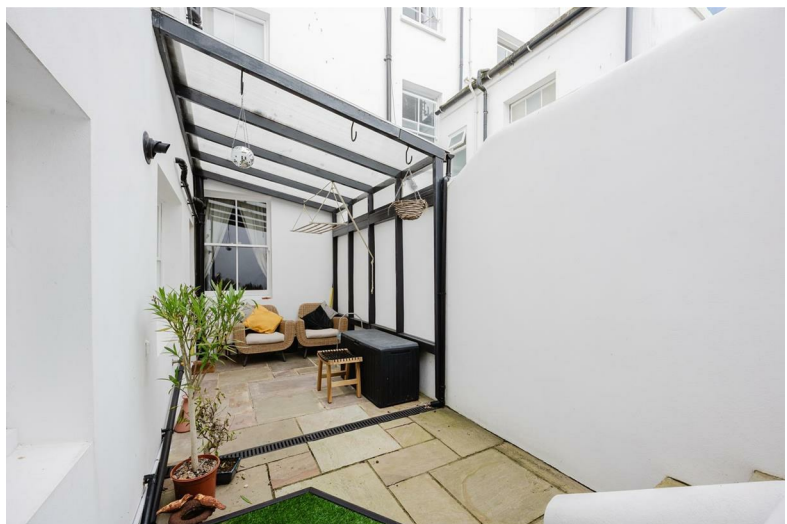
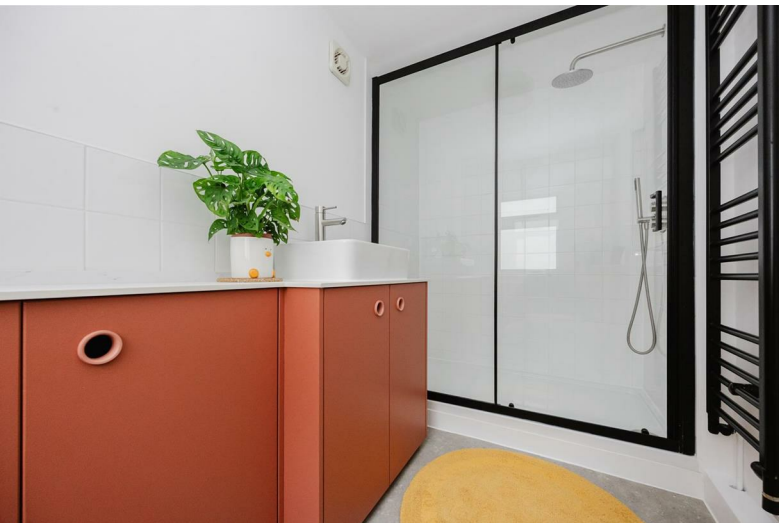
**GFF, 34 Buckingham Road**

Brighton, BN1 3RP

**Offers Over £325,000**



# GFF, 34 Buckingham Road



A beautifully presented ground floor garden flat, thoughtfully updated while retaining its period charm and character.

The spacious lounge is filled with natural light from a large bay window and features fitted blackout shutters, bespoke shelving, and original wood flooring. The current owner has carried out a series of sympathetic improvements, including double glazed sash windows throughout and an upgraded heating system (installed in 2018), all carefully balanced with the property's original features.

The bedroom is a well-proportioned double, offering high ceilings, a full-height fitted wardrobe, and additional overhead storage.

The kitchen has a charming cottage feel, complete with natural slate flooring, solid wood worktops, integrated appliances, and a well-designed layout with breakfast bar.

To the rear, the west-facing garden has been cleverly landscaped to create a peaceful and private retreat. A patio seating area enjoys the afternoon sun, complemented by an elegant lean-to veranda, allowing year-round use. There is also a useful home office space tucked neatly into a rear nook.

The bathroom, newly installed in 2025, is stylishly finished with a walk-in shower and fitted storage.

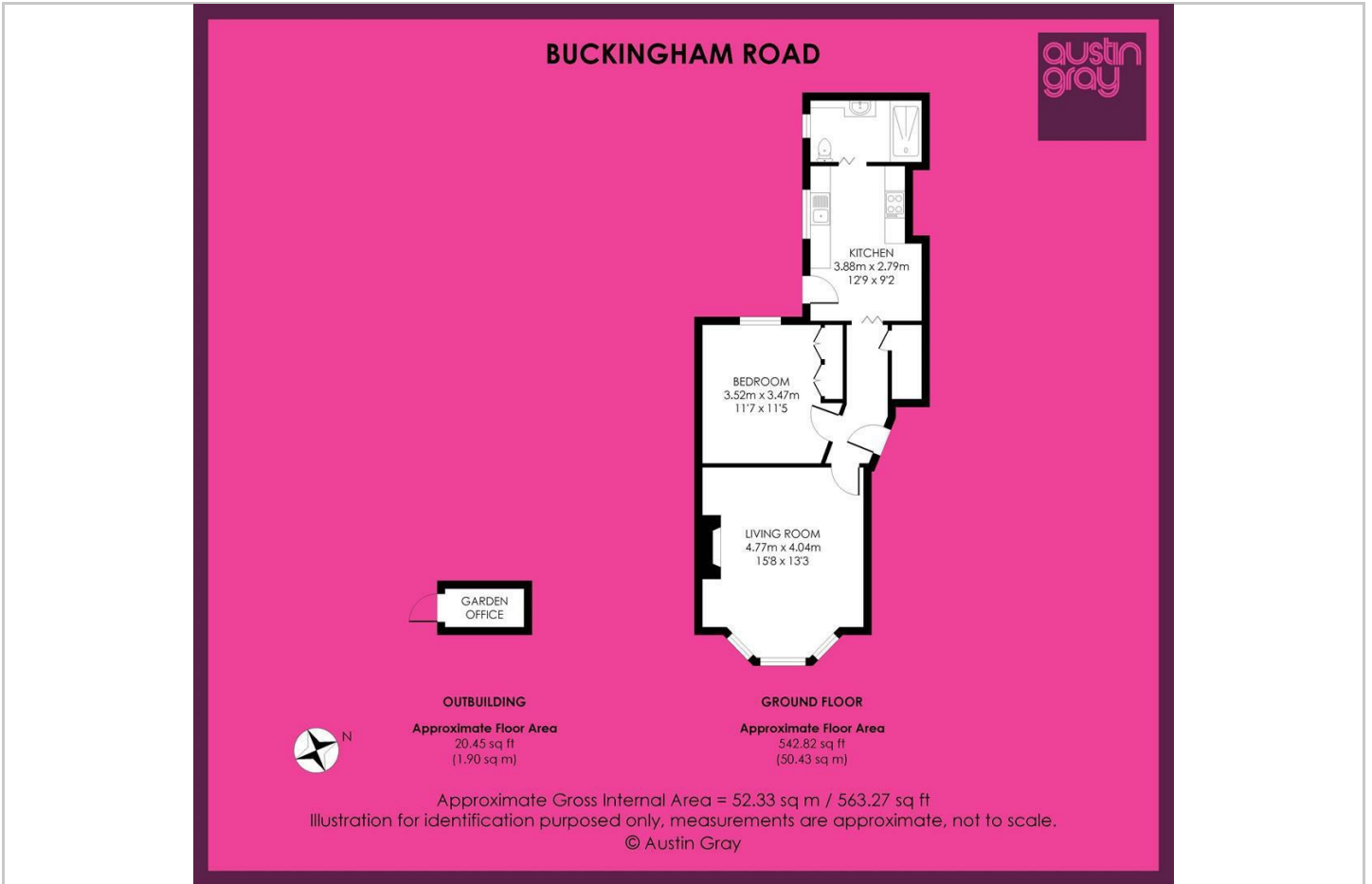
Situated on a quiet road, yet just moments from Brighton mainline station and Seven Dials, this property is perfectly positioned for convenience and lifestyle. An ideal purchase for first-time buyers or downsizers seeking a turnkey home.

- Beautifully presented ground floor garden flat
- Spacious lounge with bay window, shutters & original wood flooring
- Double glazed sash windows & updated heating system (2018)
- Well-proportioned double bedroom with fitted wardrobes
- Share of freehold with long lease
- Quiet, central location close to Brighton Station & Seven Dials
- West-facing garden with covered patio and office
- Stylish bathroom (2025) with walk-in shower & fitted storage
- Moments from Brighton mainline stations & Seven Dials
- Council Tax Band B

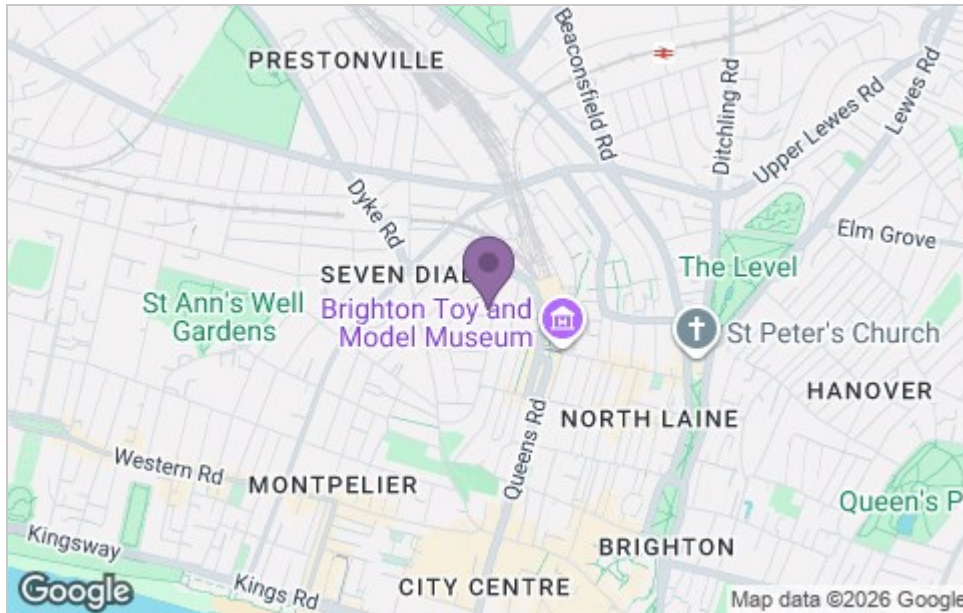




## Floor Plan



## Area Map



## Energy Efficiency Graph

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	

## Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

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