



Flat 2, 76 Buckingham Road
Brighton, BN1 3RJ



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Offers over £400,000

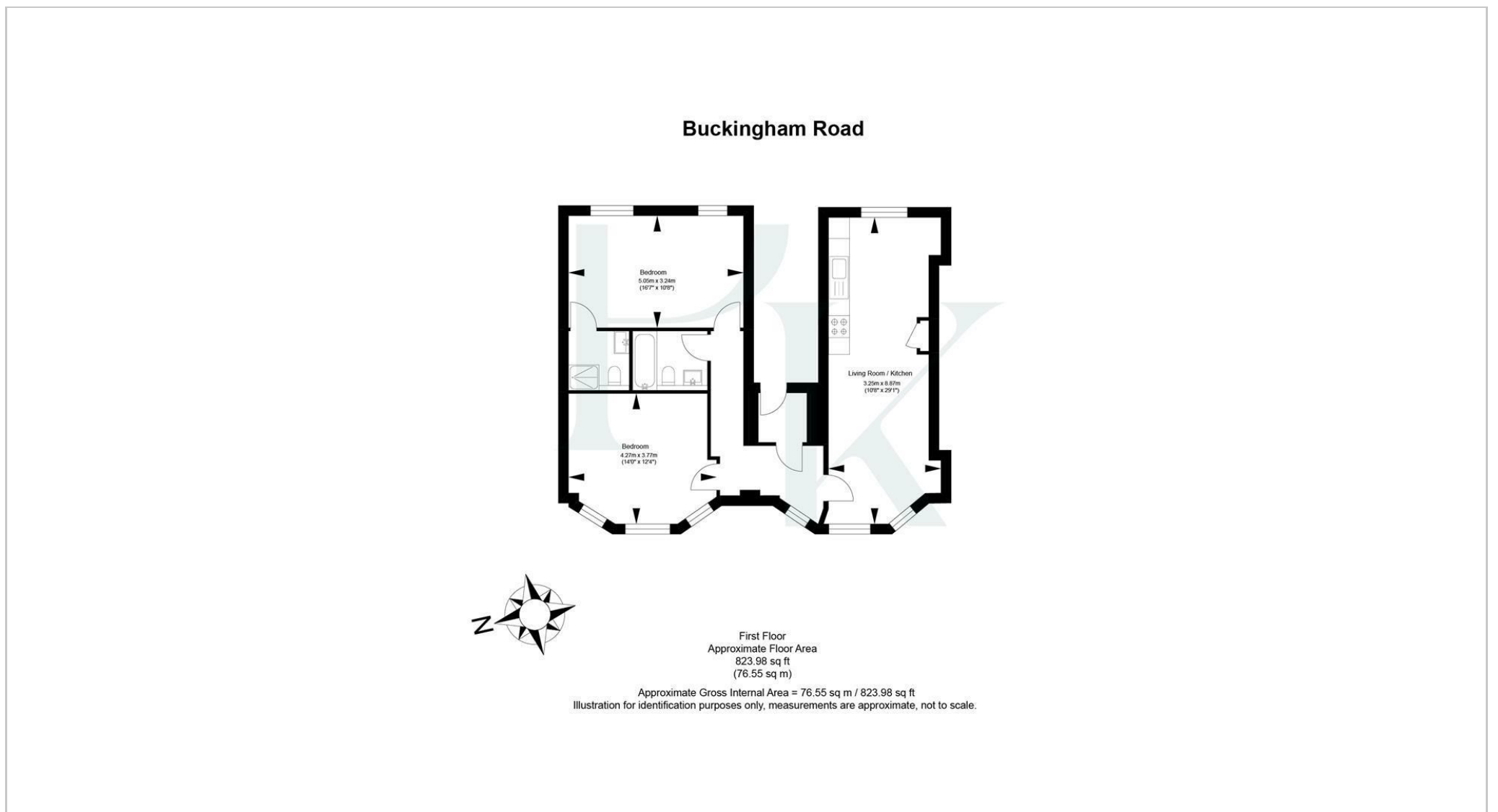
A beautifully presented two double bedroom, two bathroom first floor apartment, forming part of an elegant period building in the highly sought-after Seven Dials area of Brighton, offered to the market with no onward chain.

Having undergone a comprehensive renovation in 2023, the property is finished to an exceptional standard throughout, seamlessly blending contemporary design with classic period proportions. The flat enjoys a prime first floor position, benefiting from high ceilings, large bay windows, and an abundance of natural light.

The heart of the home is the impressive open-plan kitchen and living space, featuring bespoke navy cabinetry, sleek worktops, and integrated appliances, all set against a bright and spacious reception area with attractive views over the surrounding greenery. This creates a perfect space for both everyday living and entertaining.

To the rear, the property offers two well-proportioned double bedrooms. The principal bedroom is particularly spacious and is complemented by a stylish en-suite shower room. The second bedroom is equally well presented and served by a contemporary main bathroom, finished with high-quality tiling and modern fittings. The layout is well considered, as shown on the floorplan, with a central hallway providing a natural separation between living and sleeping areas.

Located on Buckingham Road, the property sits in the heart of Seven Dials, one of Brighton's most desirable locations, known for its vibrant mix of independent shops, cafés, and restaurants. Brighton station is within easy reach, making this an ideal purchase for commuters, while the seafront and city centre are also just a short walk away.



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	
61	61
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	
EU Directive 2002/91/EC	

Pearson
Keehan