

Buckingham Road, Brighton, BN1 3RJ
Asking Price £500,000

Buckingham Road, Brighton, BN1 3RJ

Two bed, two bathroom elegant conversion of a handsome period building in the highly desirable West Hill Conservation Area, just moments from Brighton Station, the North Laine and Seven Dials.

A beautifully presented raised ground floor apartment combines the elegance of a restored period building with a modern contemporary specification, creating a stylish and practical home in one of Brighton's most desirable central locations.

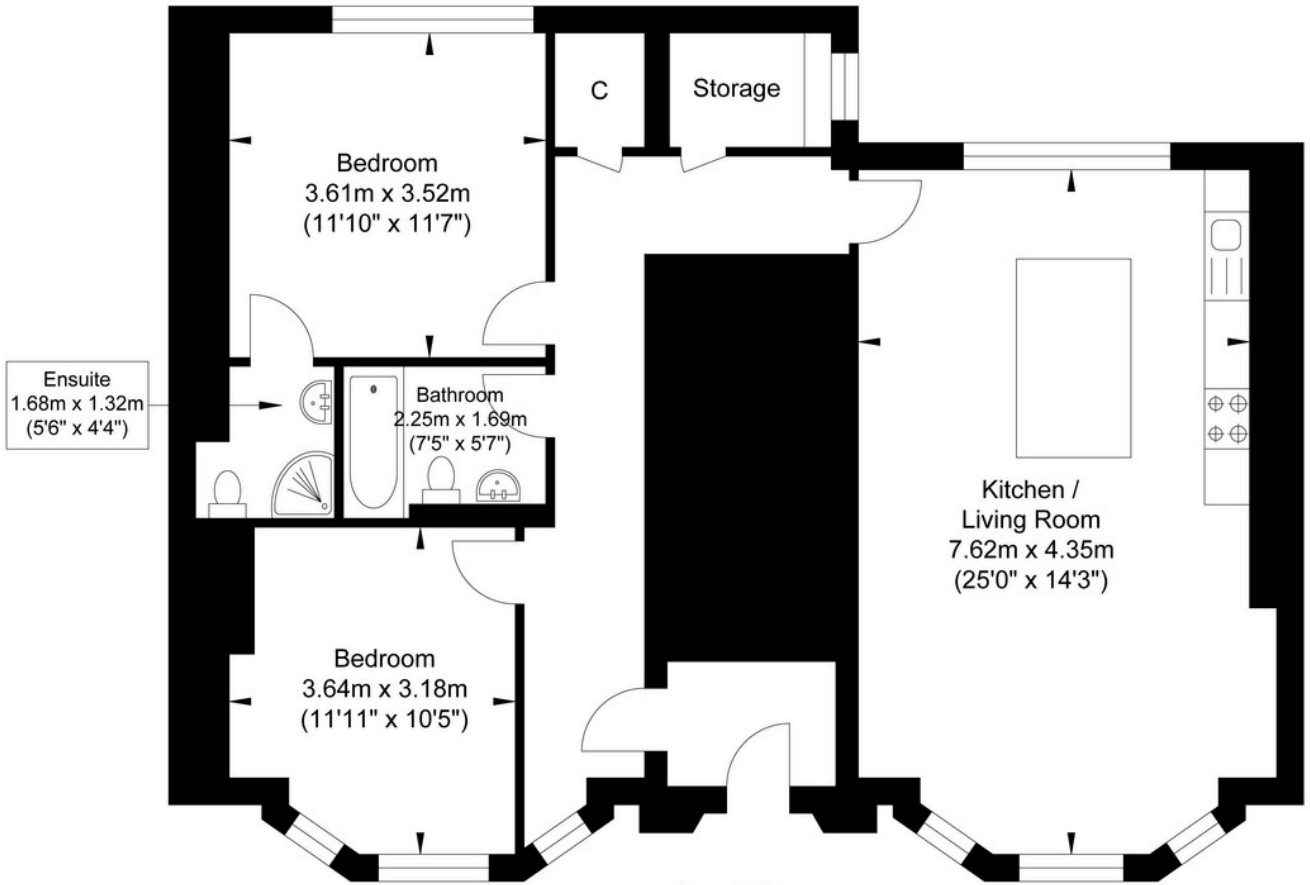
The spacious open plan living area is flooded with natural light from impressive sash windows, retaining the building's heritage whilst complementing a modern interior. At its heart is a generous central island, creating a natural focal point for cooking, dining and entertaining. The beautifully appointed shaker style kitchen features dusky midnight blue cabinetry, brushed metal fittings, white quartz worktops, under cabinet lighting and a full range of integrated appliances offering both style and practicality.

Both bedrooms are well proportioned, with the principal bedroom benefiting from an en-suite shower room, while the main bathroom is beautifully finished with marble effect porcelain tiling and quality contemporary fittings.

Further features include engineered oak flooring throughout the living areas, luxurious carpeting to the bedrooms, period style column radiators, an entry phone system, utility area and excellent storage.

Perfectly positioned within the prestigious West Hill Conservation Area, this apartment at the former 'Heritage Collection' enjoys easy access to Brighton Station, making it ideal for commuters, while the independent cafés, restaurants and boutiques of the North Laine and seven dials, the city centre and Brighton's famous seafront are all within easy walking distance.





Ground Floor
 Approximate Floor Area
 882.0 sq ft
 (81.94 sq m)



Approximate Gross Internal Area = 81.94 sq m / 882.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure Leasehold
 120 Year Lease Remaining
 Service Charge Approx £1,445 Per Annum
 Ground Rent Approx £300 Per Annum
 Council Tax Band B

There is a remainder of a new build warranty from 2021

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		



Oakley

Your Sussex Property Expert

Brighton & Hove Office
 01273 688 881
 30-31 Foundry Street, Brighton BN1 4AT
www.oakleyproperty.com
sales@oakleyproperty.com

We also have offices in:
 Shoreham by Sea
 Lewes Town & Country



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



Please note:
 These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.