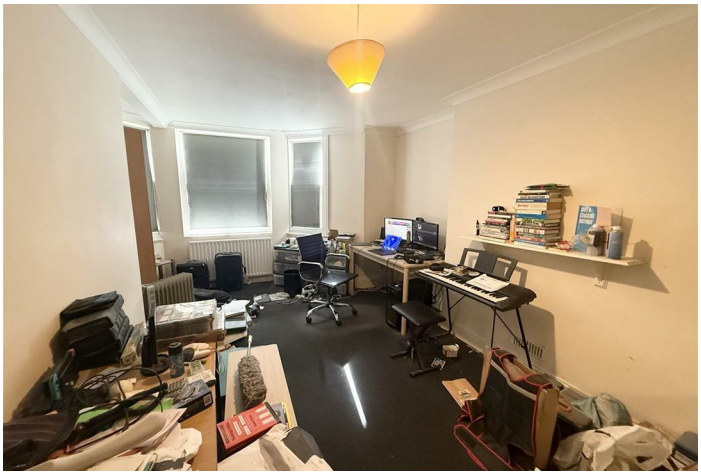
LEASEHOLD







Apartment (EPC Rating: D)

2A BUCKINGHAM ROAD, BRIGHTON, BN1 3RA

By Auction

£120,000

ASTON VAUGHAN
Sales and Lettings

1 1 1 D

1 Bedroom Apartment located in Brighton

For Sale by Auction on the 26th of November 2026

Guide Price £120,000

A well-proportioned one-bedroom lower ground floor apartment, ideally positioned in the heart of Brighton and just a short stroll from the ever-popular Seven Dials. Currently let on an AST, producing an annual income of £10,500 which in our opinion is significantly underlet.

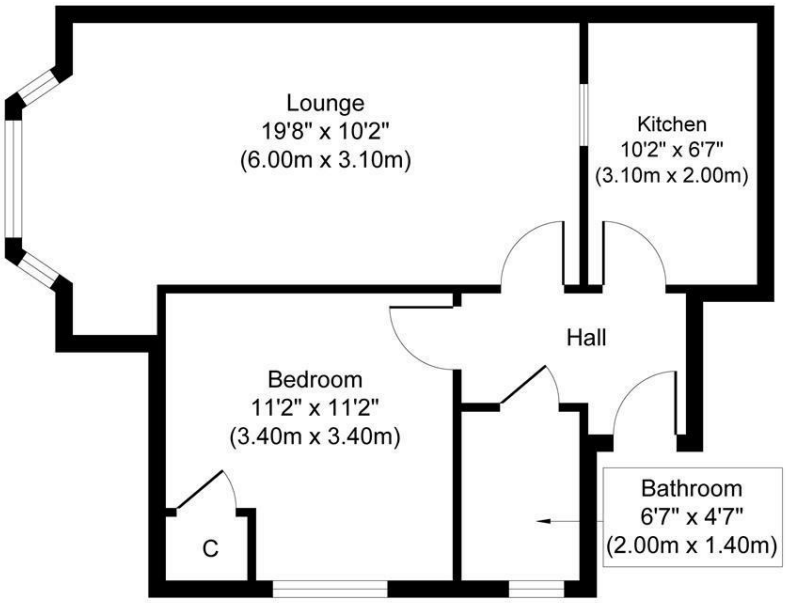
The property benefits from its own private side entrance and offers well-balanced, practical accommodation throughout. The spacious lounge is a particular highlight, featuring impressive floor-to-ceiling bay windows that flood the room with natural light and enhance the sense of space.

The bright and airy double bedroom is complemented by useful built-in storage, while the well-appointed kitchen and bathroom provide both practicality and generous proportions.

The location is equally appealing, with Seven Dials and Brighton's extensive array of shops, cafés, restaurants and amenities all within easy reach. Excellent transport links and the vibrant city centre are also close by, making this a highly convenient and desirable place to live.







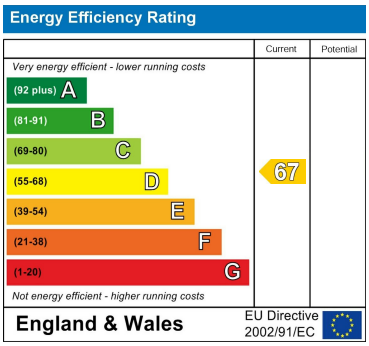
Approximate Floor Area
499 sq. ft
(46.38 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph



Call us on

01273 253000

auctions@astonvaughan.co.uk
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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