

Flat 3, 18 Buckingham Road Brighton BN1 3RH

Asking Price Of £550,000

- STUNNING APARTMENT
- ARRANGED OVER THREE FLOORS
- DELIGHTFUL VIEWS
- TWO BEDROOMS
- CONTEMPORARY SHOWER ROOM
- MODERN KITCHEN
- LIVING/DINING ROOM
- SHARE OF FREEHOLD

Set within a charming period property and arranged over three beautifully presented floors, this exceptional home occupies a highly desirable corner plot, allowing an abundance of natural light to pour in from three separate aspects throughout the day.

The property offers two spacious double bedrooms, both thoughtfully designed to provide comfort and versatility. A sleek, modern fitted kitchen provides an ideal space for cooking and entertaining, while the contemporary shower room is finished to a high standard. The separate living room is both inviting and elegant, enhanced by impressive high ceilings that create a wonderful sense of space and character.

One of the standout features of this home is the stunning far-reaching views, offering an ever-changing backdrop and a real sense of openness and tranquillity. The period charm is perfectly balanced with modern upgrades, making this a truly appealing and ready to move into property.

Further benefits include a valuable private parking, a share of freehold and a peaceful position on a picturesque tree-lined road. Despite its tranquil setting, the property is ideally located just a short walk from Brighton Mainline Station, making it perfect for commuters, and within easy reach of the vibrant city centre, the famous Lanes, and an array of independent shops, cafés, and restaurants.

ENTRANCE HALL Entrance at first floor with two windows, two radiators, stairs to second floor.

LANDING Second floor, arched sash window with sea view, radiator, stairs to top floor.

KITCHEN Incorporating sink with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset five ring gas hob with extractor over, eye level oven and microwave, space for 'American' fridge freezer, space for dishwasher and washing machine, tiled floor and splashback, radiator, sash window.

LIVING ROOM Marble mantle and surround, gas fire (not used since ownership), two arched sash windows, two radiators, coving and ceiling rose.

SHOWER ROOM Comprising walk in shower with tiled surround, sink with drawer under, low level w.c, large wall mirror, tiled floor, part tiled walls, heated ladder style towel rail.

SECOND FLOOR

BEDROOM 1 Range of fitted wardrobes, radiator with decorative cover, velux window, sash window.

BEDROOM 2 Fitted double wardrobe, sash window, radiator.

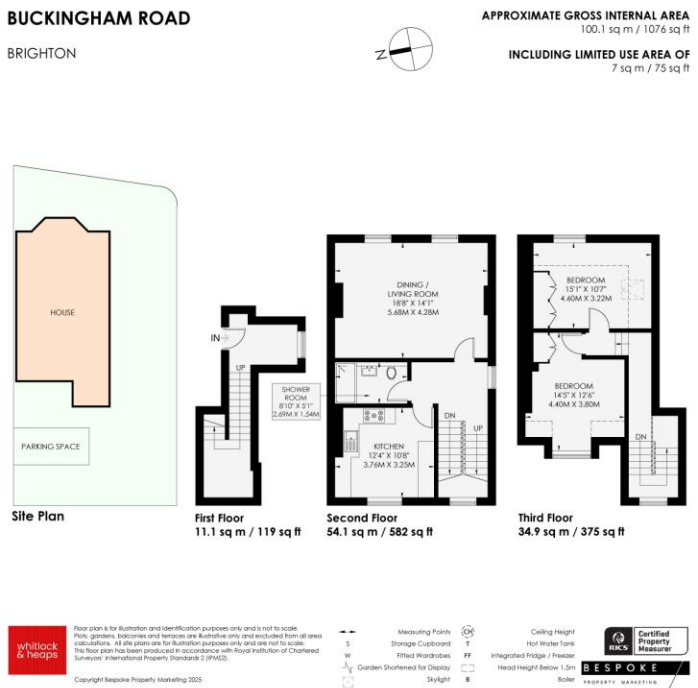
OUTSIDE OFF STREET PARKING

OUTGOINGS SHARE OF FREEHOLD

Remainder of 999 year Lease.

Maintenance £997 per half year.

Council Tax Band C as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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