

PHILLIPS & STILL



Buckingham Street, Brighton, BN1 3LT

Asking Price of £350,000

- A Superb Second & Third Floor Period Maisonette
- Two Double Bedrooms
- Bright, Spacious & Well Presented
- Bay Fronted Lounge / Diner With Sea Views
- Long Lease
- Separate Modern Kitchen, Bathroom & Second W.C.
- Spectacular Central Location
- Moments From Brighton Station In Vibrant North Laine
- Short Walk To Seven Dials & Seafront



Property Description

This well presented and spacious period maisonette is located in a superb position of central Brighton just a short walk from vibrant Seven Dials, the trendy North Laine and Brighton mainline railway station. Offering generous, airy living accommodation over three levels with sea views this fantastic home is ready for its' next owner to pack their bags & move straight into without having to do a stroke of work!

Set on the second and third (top) floor of the building you have no worries of any noisy upstairs neighbours. Accommodation comprises of a split level entrance hall / landing, a modern separate kitchen and bathroom then a few stairs up to the first of the two double bedrooms and a fabulous bay fronted lounge / diner with delightful roof top & sea views to the second floor.

To the third and top floor is the second double bedroom and a separate W.C.

As far as location goes, its' superb position makes it an ideal address for anyone looking to commute to London or Gatwick and wanting to shave time off their journey. You are very close to the ever exciting City centre and seafront with its wealth of entertainment, shopping and leisure facilities as well as Seven Dials & North Laine where you'll find a wide choice of boutique and convenience shops, coffee houses, delicatessens, restaurants, bakeries, beauty parlours, pubs, bars, comedy club, theatre and so much more all at your disposal and moments from your door step. You'll certainly never be bored living here!





Accommodation

SECOND FLOOR

ENTRANCE HALL / LANDING

BATHROOM

SEPARATE KITCHEN
9' 5" x 8' 3" (2.87m x 2.51m)

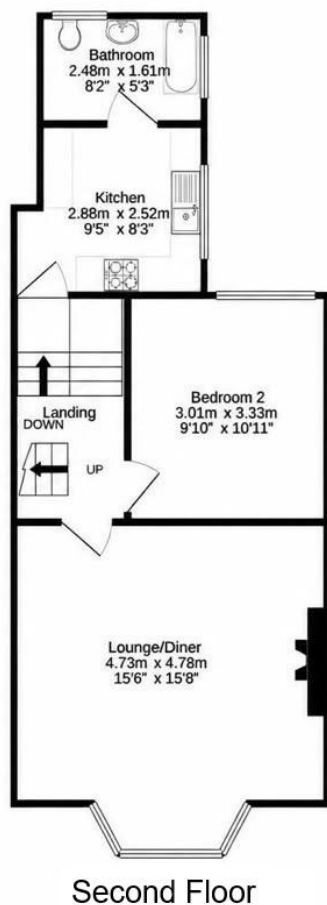
BEDROOM TWO
10' 11" x 9' 10" (3.33m x 3m)

BAY FRONTED LOUNGE / DINER
15' 8" x 15' 6" (4.78m x 4.72m)

THIRD (TOP FLOOR)

BEDROOM ONE
12' 10" x 12' 5" (3.91m x 3.78m)

SEPARATE W.C.



Buckingham Street, Brighton

TOTAL AREA APPROX: 70 SQ.M. (753
SQ.FT)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

