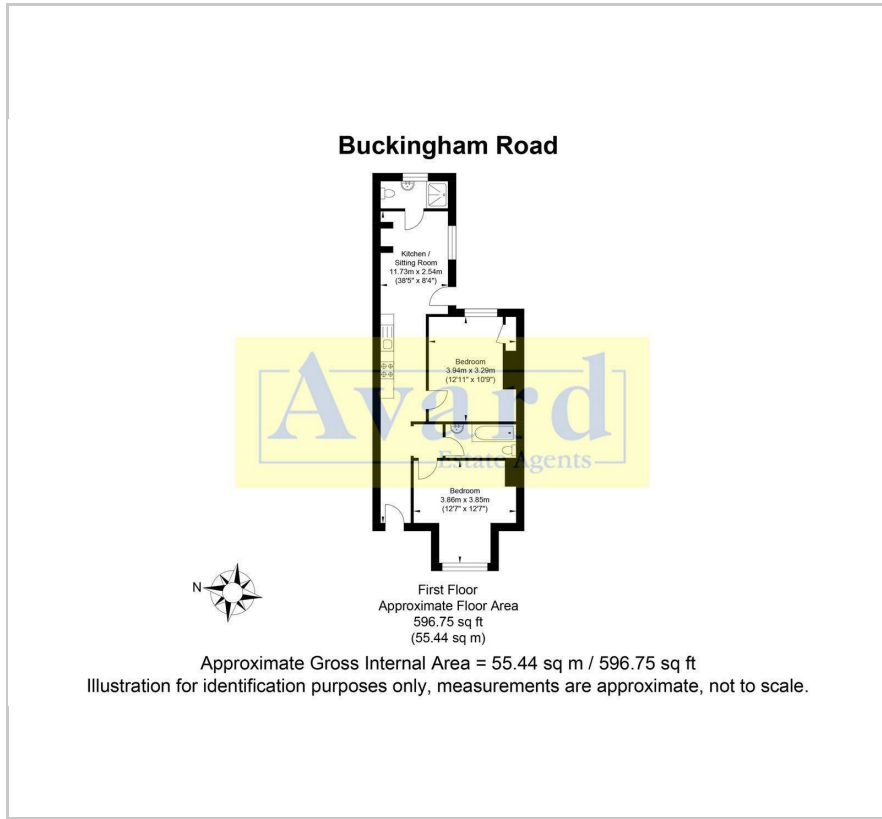


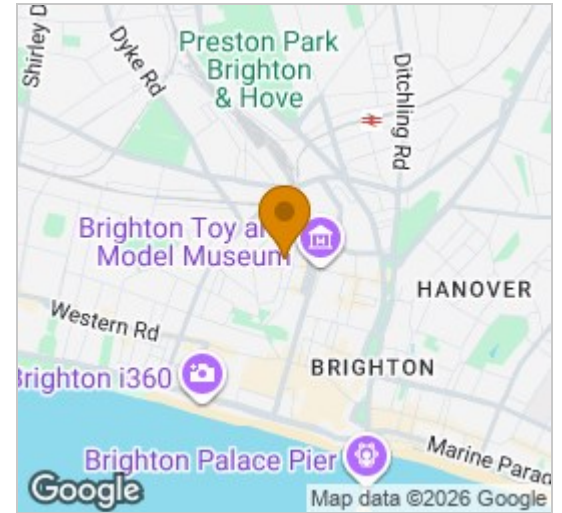
56 Buckingham Road  
, Brighton, BN1 3RQ  
**Guide price £325,000**



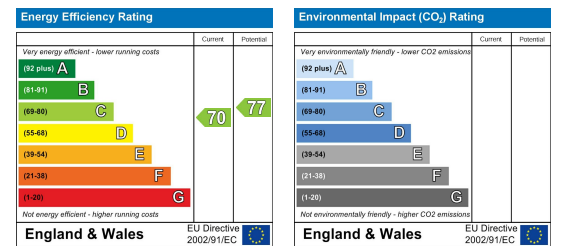
## Floor Plan



## Area Map



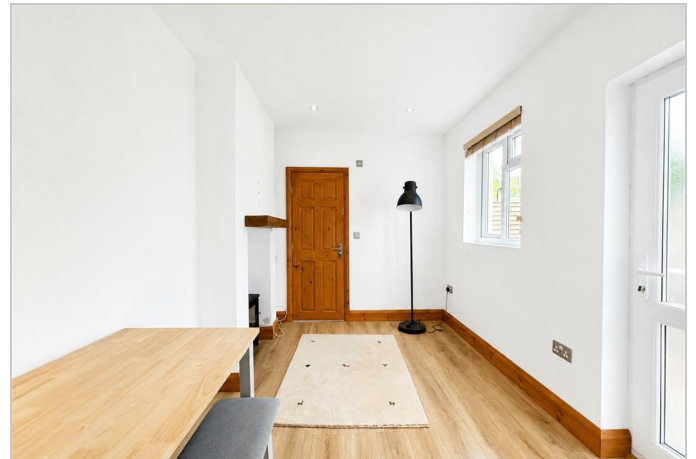
## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

- **GUIDE PRICE £325,000 TO £350,000**
- **Share of freehold**
- **Two double bedrooms**
- **Rear Patio**
- **Close to Brighton mainline train station**
- **Own street entrance**
- **No onward chain**
- **Tree Lined Road**

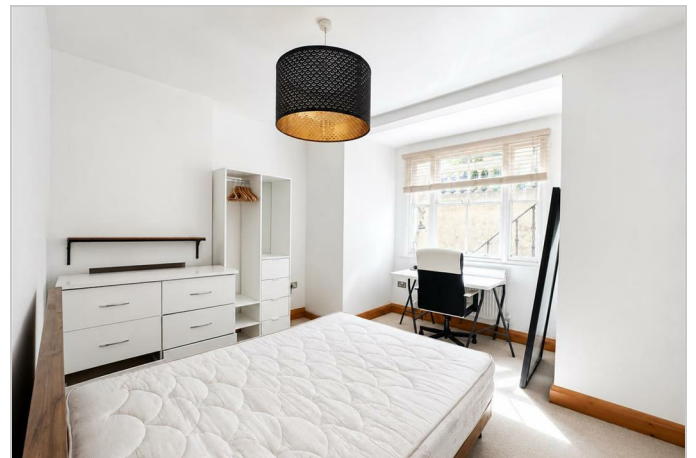


Situated on the highly sought-after Buckingham Road in the heart of Brighton, this beautifully presented two-bedroom patio flat offers an exceptional combination of style, space and convenience. Boasting its own private street entrance, the property enjoys a rare sense of independence and privacy, seldom found in such a central city location. Further enhancing its appeal, the flat is offered with a share of the freehold.

Upon entering, a welcoming hallway leads to a bright and spacious open-plan kitchen, living and dining area, thoughtfully designed to suit modern lifestyles. This versatile space provides the perfect setting for both everyday living and entertaining, with ample room to relax and host guests. The accommodation comprises two generously proportioned double bedrooms, both offering comfortable and peaceful retreats, alongside two contemporary bathrooms finished to a high standard. A particular highlight of the property is the private patio garden, providing valuable outdoor space ideal for al fresco dining, entertaining or simply unwinding.

The location is outstanding. Brighton Mainline Station is within easy walking distance, offering excellent transport links to London and beyond, making the property ideal for commuters. Brighton city centre is also close by, with its diverse selection of shops, cafés, restaurants and cultural attractions. The vibrant North Laine district, famous for its independent boutiques, coffee shops and creative atmosphere, is just moments away, while Brighton's iconic seafront and Palace Pier can be reached on foot for leisurely coastal walks and seaside enjoyment.

Beautifully maintained throughout and perfectly positioned to enjoy everything Brighton has to offer, this



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.