



PEAR
PROPERTIES



Buckingham Close Bath Street, Brighton

Offers Over £325,000



Buckingham Close Bath Street

Brighton

Chain-free, stylish 2-bed apartment in Seven Dials, near Brighton Station. Spacious lounge, modern kitchen with balcony, share of freehold, long lease, low charges. Ideal for homebuyers or investors. Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two Bedroom Second Floor Apartment
- Spacious Lounge Through Dining Room
- Modern Kitchen With Balcony Access
- Fully Tiled Bathroom
- Private Balcony
- Chain Free/Available Now
- Share Of Freehold & 949 Year Lease
- Low Service Charge
- Superb Seven Dials Location - Brighton Station Within 5 Minutes Walk
- Please Take A Look At Our Virtual Tour



Hallway

19' 9" x 2' 7" (6.03m x 0.78m)

A welcoming entrance hall.

Living/Dining Room

18' 3" x 13' 6" (5.57m x 4.11m)

A fantastic size living/dining room with large double glazed window letting in lots of natural light and serving hatch to kitchen.

Kitchen

8' 3" x 8' 0" (2.51m x 2.44m)

Modern white high gloss units and drawers, solid wood worktops, integrated oven, gas hob, extractor fan, space for under counter appliances and door leading to balcony.

Bedroom One

11' 11" x 10' 0" (3.62m x 3.04m)

A good sized double bedroom.

Bedroom Two

9' 8" x 7' 1" (2.95m x 2.16m)

A good size single bedroom with double glazed window and radiator.

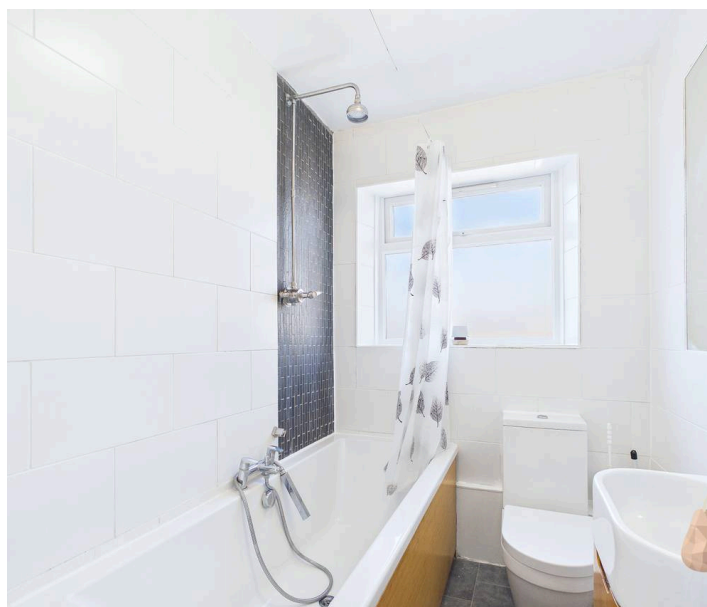
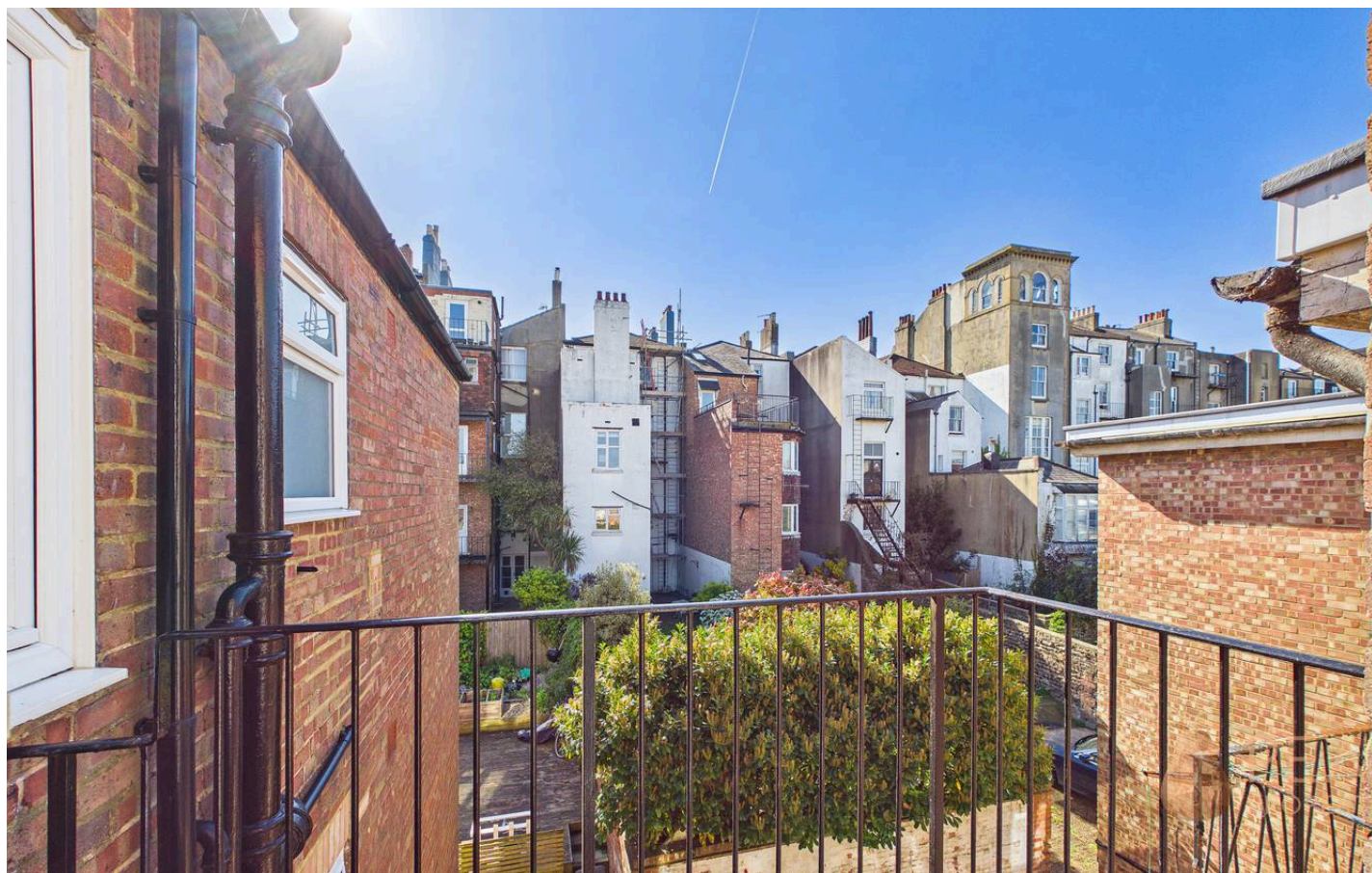
Bathroom

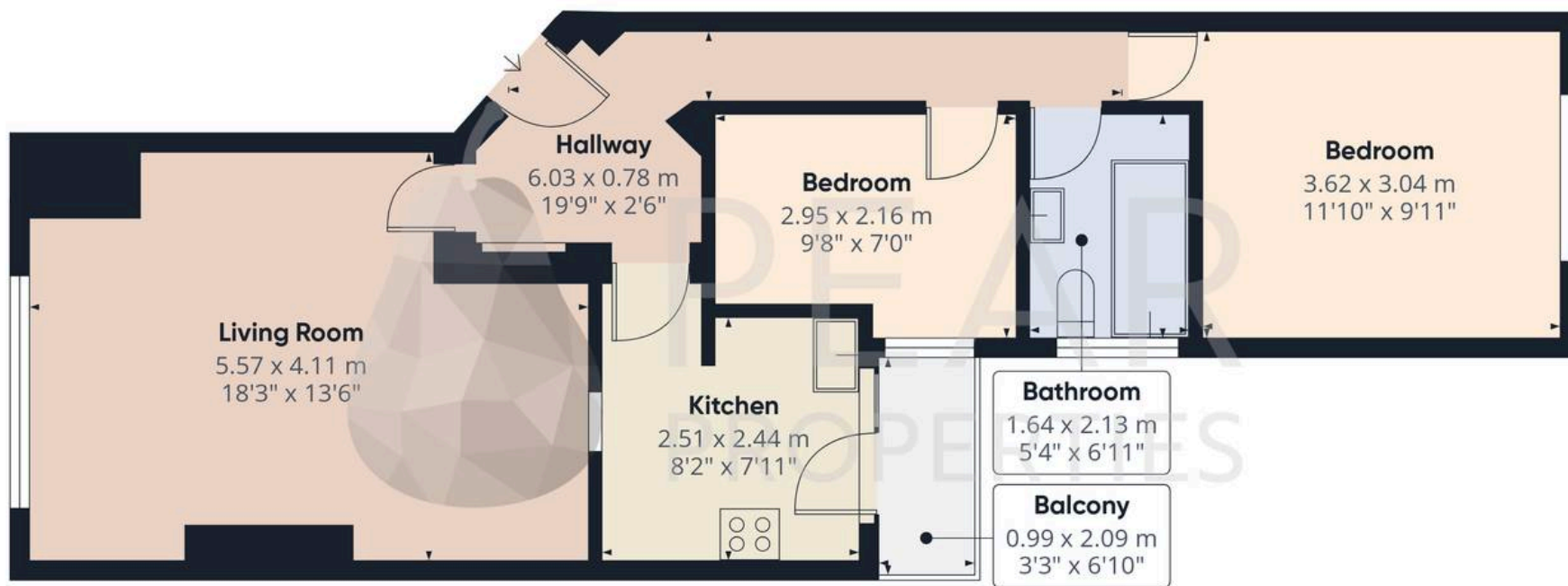
7' 0" x 5' 5" (2.13m x 1.64m)

Fully tiled white suite comprising bath with shower over, vanity sink unit with storage beneath, WC and radiator.



BALCONY





Approximate total area⁽¹⁾

55.7 m²
600 ft²

Balconies and terraces

2.1 m²
23 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk