



Buckingham Road, Brighton, BN1 3RB
Asking Price £450,000

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An exceptional two-bedroom, two-bathroom apartment in central Brighton, boasting a private entrance, open-plan living with a new kitchen, and a low-maintenance garden. Perfectly located near Brighton Station, it offers 700 sqft of modern living with no onward chain.

This superbly presented two-bedroom, two-bathroom apartment in Buckingham Road offers an outstanding opportunity for discerning buyers. This property combines modern living with unparalleled convenience, being enviably close to Brighton Station.

Upon arrival, you are greeted by a private street entrance, providing an immediate sense of exclusivity and independence. Step inside to discover a thoughtfully designed interior, where the heart of the home is an inviting open-plan living space. This area seamlessly integrates a comfortable lounge with a recently fitted kitchen, creating a contemporary environment perfect for both relaxation and entertaining. The kitchen itself is a highlight, featuring modern appliances and sleek finishes that cater to all culinary needs.

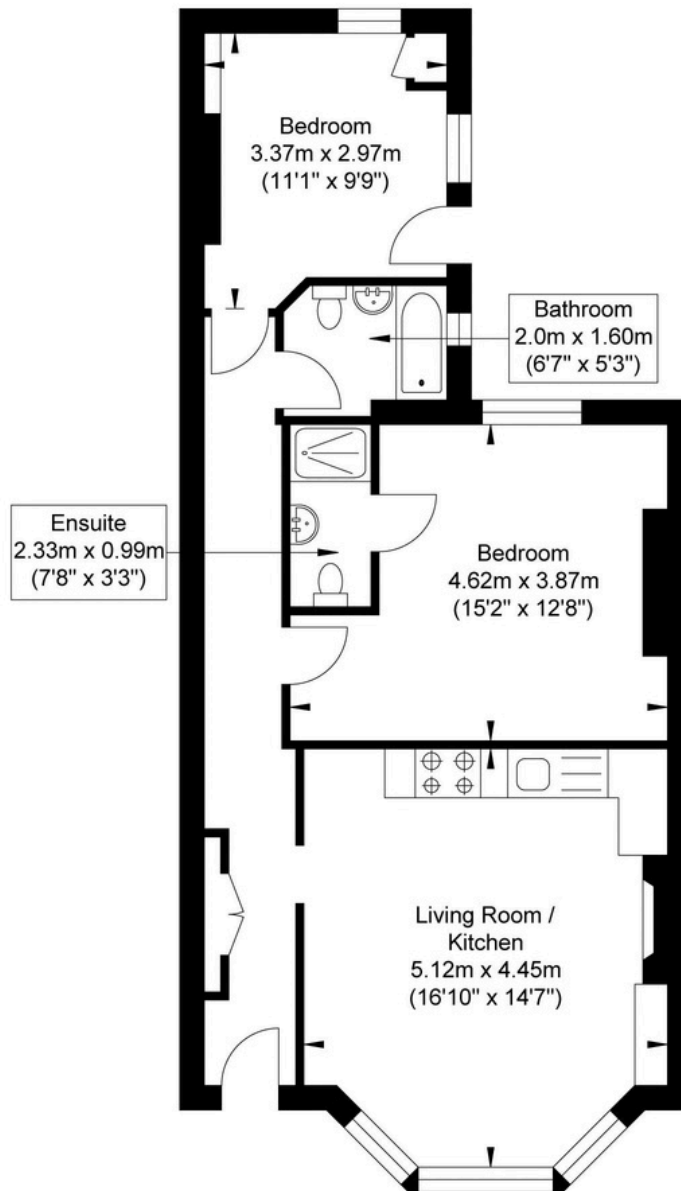
The apartment boasts two generously sized double bedrooms, ensuring ample space for residents or guests. One of these bedrooms benefits from a private en-suite shower room, offering a touch of luxury and convenience.

A separate, modern bathroom serves the second bedroom and guests, fitted with contemporary fixtures and a clean aesthetic. The total internal living space extends to a comfortable 700 square feet, meticulously utilised to maximise comfort and functionality.

Further enhancing this attractive property is a low-maintenance and well-presented rear garden. This private outdoor space provides a tranquil retreat, ideal for enjoying a morning coffee or an evening unwind without the demands of extensive upkeep. Practical considerations include efficient gas central heating throughout, ensuring a warm and comfortable home year-round.

This apartment is offered to the market with the significant advantage of no onward chain, promising a smoother and potentially quicker transaction for the fortunate new owner. Its proximity to Brighton Station makes it an ideal choice for commuters, while the vibrant local amenities are all within easy reach. From its private entrance to its modern interiors and convenient location, this property represents an exceptional lifestyle opportunity.





Agents Notes

Tenure Leasehold
125 Year Lease From 2025
Service Charge Approx £1,200 Per Annum
Ground Rent N/A
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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