



TFF, 13 Buckingham Place

Brighton, BN1 3TD

Offers In Excess Of £375,000

A spacious TWO DOUBLE BEDROOM first floor flat forming part of a Grade II listed residence and offered for sale with a SHARE OF THE FREEHOLD located at the Seven Dials and is within a few minutes of Brighton station.

Accessed via a communal entrance hall, the flat's front door opens into the first-floor landing where storage cupboards are to be found. At the front of the flat is a spacious lounge/dining room with its pair of sash windows, whilst the second bedroom sits alongside. The main bedroom is located at the rear and enjoys rooftop views.

A recently fitted kitchen also enjoys roof top views to the rear, whilst there is a modern bathroom / W.C. with under floor heating and has a pair of windows.

Considered to be in very good order throughout having been improved by the current owner. Internal viewing is suggested at the earliest opportunity.

Viewing

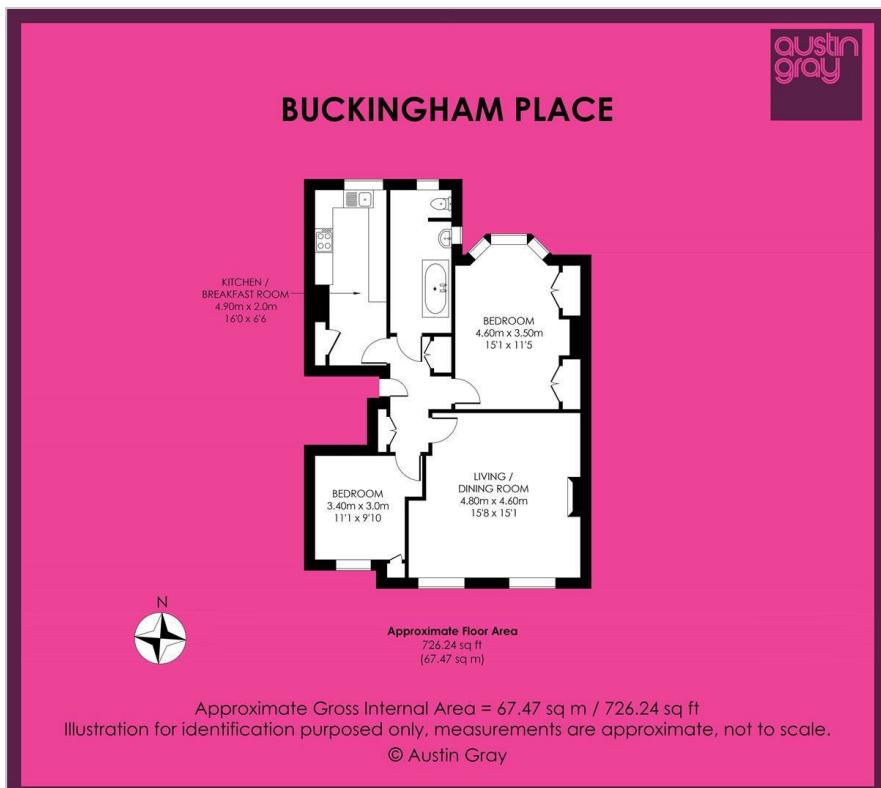
Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information.

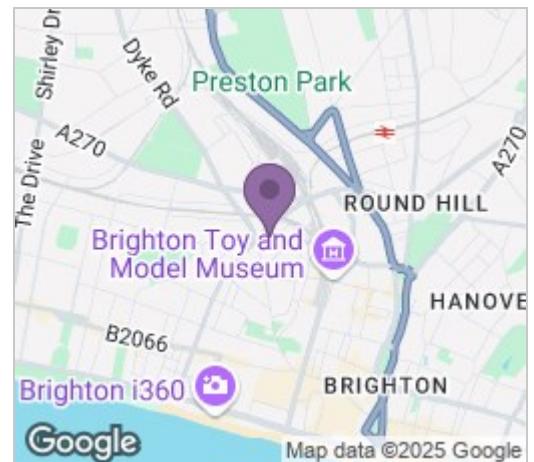
- Two Double Bedrooms
- Spacious Lounge / Dining Room
- Recently Fitted Kitchen
- Modern Bathroom / W.C.
- Share of Freehold
- Approx. 995 Year Lease Remaining
- Ad Hoc Maintenance / 1/3 Share of Expenditure
- Council Tax Band C
- EPC Rating C



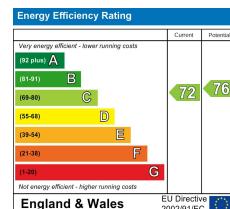
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.