Buckingham Road

Brighton

LEXTONS / SALES LETTINGS AUCTIONS COMMERCIAL

Buckingham Road
Brighton

2	1	1
BEDROOM	RECEPTION	BATHROOM

About the property

Nestled in the serene Buckingham Road of Brighton, this exquisite apartment is a true gem waiting to be discovered. With a prime location just a stone's throw away from the vibrant Seven Dials, this property offers a perfect blend of tranquillity and city living.

As you step into this charming abode, you are greeted by a staircase leading you up to the first floor. The kitchen, adorned with sleek black granite worktops and ample storage space, is a culinary enthusiast's dream. Adjacent to the kitchen, a convenient utility room houses a washing machine, sink, and extra storage, adding a touch of practicality to this elegant space.

Ascending to the main living area, the primary bedroom beckons with its high ceilings, a stunning feature fireplace, and large sash windows that flood the room with natural light. The expansive reception room is a sight to behold, boasting three grand windows, plush carpets, and a magnificent fireplace, creating a cosy ambiance perfect for entertaining or relaxing.
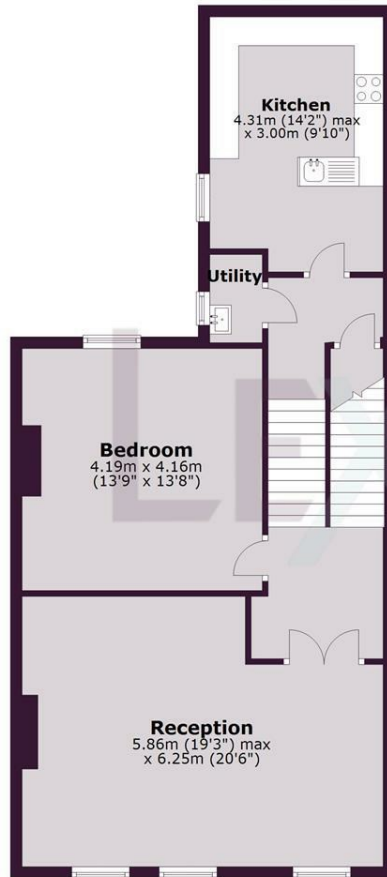
Venturing up to the second floor, a secondary landing area offers additional storage before leading to the second bedroom. This spacious double bedroom offers partial views of the sea and bespoke shelving nestled in the eaves, adding character and functionality to the room. The family bathroom is equally impressive, featuring a full-sized bath, separate shower, wash basin, towel rail, and WC.

Spanning three floors, this property provides an abundance of space that will cater to families, first-time buyers, and investors alike. With the added bonus of a share of freehold and a long lease, this apartment offers security and peace of mind to its future owners. Additionally, a private drive allocated to the property presents the exciting opportunity for development, subject to planning permission, mirroring the potential seen in neighbouring properties.
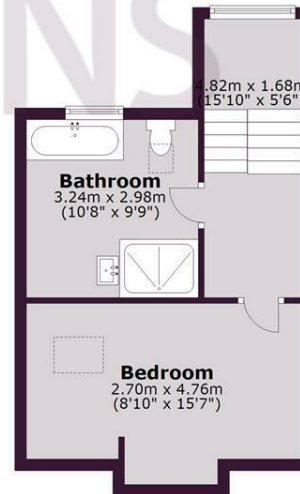
Second Floor
Approx. 77.0 sq. metres (828.6 sq. feet)

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Kitchen
4.31m (14'2") max
x 3.00m (9'10")

Utility

Bedroom
4.19m x 4.16m
(13'9" x 13'8")

Reception
5.86m (19'3") max
x 6.25m (20'6")

First Floor
Approx. 32.1 sq. metres (345.1 sq. feet)

4.82m x 1.68m
(15'10" x 5'6")

Bathroom
3.24m x 2.98m
(10'8" x 9'9")

Bedroom
2.70m x 4.76m
(8'10" x 15'7")

Total area: approx. 109.0 sq. metres (1173.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC