



WEATHERILL
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6 Buckingham Lodge Brighton BN1 3PL

The Weatherill Property Group are very pleased to present this VERY LARGE AND WELL LAID OUT GROUND FLOOR FLAT, offered for sale with NO ONWARD CHAIN, an IDEAL FIRST TIME BUY OR BUY TO LET, positioned in Buckingham Place, roughly equidistant between PAVEMENT CAFE CULTURE AT SEVEN DIALS AND BRIGHTON RAILWAY STATION.



Offers Over £290,000 Leasehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



- REALLY GOOD SIZED GROUND FLOOR PURPOSE BUILT FLAT
- 2 EQUAL SIZED DOUBLE BEDROOMS
- GOOD STORAGE THROUGHOUT
- LARGE LOUNGE/DINING ROOM
- USE OF COMMUNAL GROUNDS

Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

The flat is approached via a communal hallway which creates an excellent first impression. Once inside the flat there are 2 LARGE DOUBLE BEDROOMS, A BATHROOM, A SPACIOUS RECEPTION HALLWAY, A LARGE LOUNGE/DINING ROOM AND A KITCHEN.

In terms of OUTSIDE SPACE, the property is set within COMMUNAL GARDENS, often used by the owners and residents of the block. Other benefits include good storage throughout the property, storage heating and the VERY CONVENIENT LOCATION. NO ONWARD CHAIN.

LEASE: 999 YEARS FROM 1959
 MAINTENANCE: £1934 PER ANNUM
 GROUND RENT: £16.90 PER ANNUM

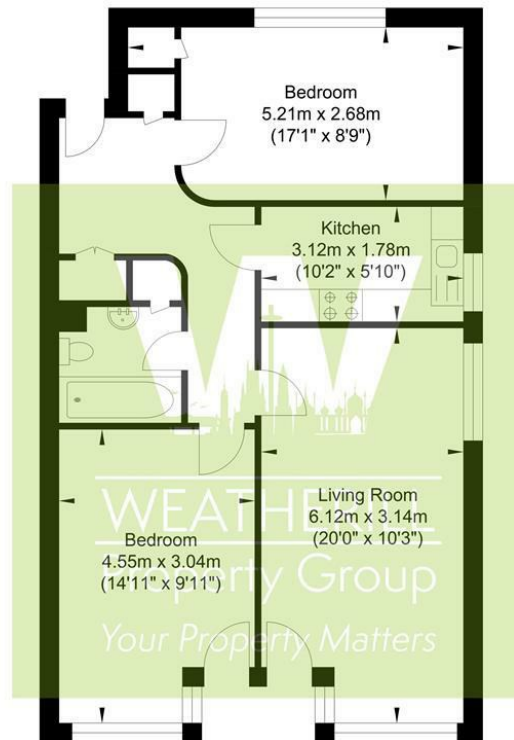
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

Buckingham Place



Approximate Floor Area
 690.61 sq ft
 (64.16 sq m)

Approximate Gross Internal Area = 64.16 sq m / 690.61 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.