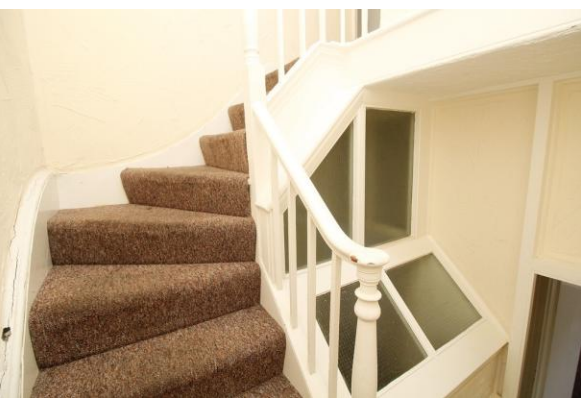


PHILLIPS & STILL



Buckingham Place, Brighton, BN1 3PQ

- A Spectacular 1250sq.ft. First & Second Floor Converted Maisonette
- Five Double Bedrooms
- Large Bay Fronted Lounge / Diner
- Separate Kitchen / Breakfast Room

Asking Price of £450,000

- In Need Of Modernisation
- Stunning Position Extremely Close To Seven Dials
- Short Walk To Brighton Mainline Railway Station
- Double Glazing Throughout, Long Lease & No Onward Chain



Property Description

This first & second floor converted maisonette is a vast blank canvas of a property offering 1250 square foot of bright living accommodation giving it very much the feel of your own house with so much space! Located in a superb position of central Brighton, you are moments from vibrant Seven Dials with Brighton mainline railway station also just a short walk away. The property is in need of some modernisation so is perfect for anyone seeking a project to redecorate and configure according to their bedroom / reception room requirements!

First floor accommodation comprises of entrance hall, kitchen / breakfast room, bathroom, a large double bedroom with built-in wardrobes, bay fronted lounge / diner and a second smaller double bedroom that would be ideal as a home office, study or nursery. To the upper (second) floor are three more double bedrooms, each with built-in storage. The property also benefits from gas central heating, double glazing throughout, long lease and no onward chain

As far as location goes, its' superb position makes it an ideal address for anyone looking to commute to London or Gatwick and wanting to shave time off their journey. You are also only moments away from the ever exciting City centre and seafront with its wealth of entertainment, shopping and leisure facilities as well as trendy Seven Dials where you'll find a wide choice of boutique and convenience shops, coffee bars, delicatessens, restaurants, bakeries, beauty parlours and gastro pubs all at your disposal and moments from your door step. You'll certainly never be bored living here!





Accommodation

Communal raised ground floor entrance opening to private front door with stairs rising to:

FIRST FLOOR

LANDING

KITCHEN / BREAKFAST ROOM

9' 4" x 7' 4" (2.84m x 2.24m)

BATHROOM

BEDROOM TWO

13' 5" x 11' 6" (4.09m x 3.51m)

BAY FRONTED LOUNGE / DINER

BEDROOM FIVE / OFFICE / STUDY

10' 8" x 9' 11" (3.25m x 3.02m)

Stairs rising to:

SECOND FLOOR

LANDING

BEDROOM FOUR

11' 11" x 9' 7" (3.63m x 2.92m)

BEDROOM THREE

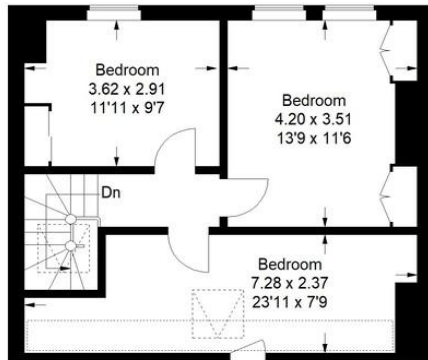
13' 9" x 11' 6" (4.19m x 3.51m)

BEDROOM ONE

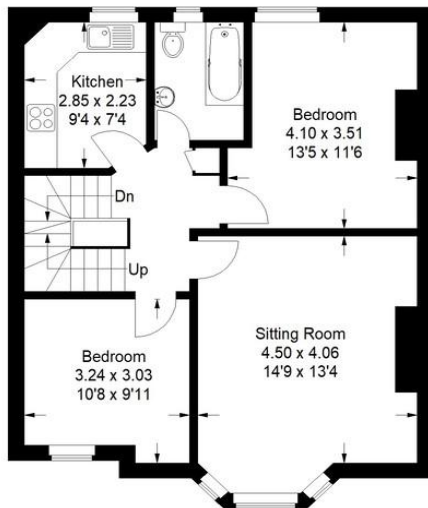
23' 11" x 7' 9" (7.29m x 2.36m)

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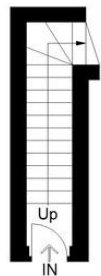
Approximate Gross Internal Area
116 sq m / 1249 sq ft



Second Floor



First Floor



Ground Floor

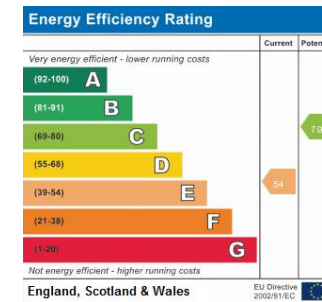
= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022

Picture this...

This amazing property really is open to interpretation by its' next owner and can be reconfigured depending upon the amount of bedrooms, reception rooms & home offices you require in your life!

And when you fancy venturing out away from home, you are within strolling distance of a wealth of entertainment, food & drink - the hard part will be choosing between them all!



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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