

PHILLIPS & STILL



Buckingham Road, Brighton, BN1 3RQ

- A Superb Lower Ground Floor Period Conversion
- Two Double Bedrooms
- Bay Fronted Open Plan Lounge / Diner & Kitchen
- Private Entrance & Front Courtyard

GUIDE PRICE £400,000 - £425,000

- Extremely Spacious & Very Well Presented
- Private Secluded Decked Rear Garden
- Shutters, Wood Flooring & Lots Of Built-In Storage Throughout
- Fantastic City Centre Location Close To Brighton Mainline Station & Seven Dials



Property Description

This extremely well presented and spacious period conversion is located in a superb position of central Brighton just a short walk from vibrant Seven Dials, the trendy North Laine and Brighton mainline railway station. Offering generous, airy living accommodation throughout with real wood flooring, attractive shutters and both front & rear outside spaces, this fantastic home is ready for its' next owner to pack their bags & move straight into without having to do a stroke of work!

Set on the lower ground floor of the building, accommodation comprises of a large entrance hall, a fabulous open plan bay fronted lounge / diner & modern fitted kitchen area with integrated appliances, bathroom and two double bedrooms - the first featuring built-in wardrobes and the second being of a particularly impressive size and providing access to the rear garden.

To the outside of the property you have a secluded decked private rear garden and a front courtyard at your disposal. You also have access to three large outdoor storage cupboards, two of which lock, located in the front courtyard perfect for bikes, paddle boards and alike.

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 very close to the ever exciting City centre and seafront with its wealth of entertainment, shopping and leisure facilities as well as Seven Dials & North Laine where you'll find a wide choice of boutique and convenience shops, coffee houses, delicatessens, restaurants, bakeries, beauty parlours, pubs, bars, comedy club, theatre and so much more all at your disposal and moments from your door step. You'll certainly never be bored living here!



Accommodation

PRIVATE STREET ENTRANCE

With steps down to front courtyard & three large storage cupboards

LOWER GROUND FLOOR

ENTRANCE HALL

OPEN PLAN BAY FRONTED LOUNGE / DINER

14' 1" x 12' 6" (4.29m x 3.81m)

MODERN FITTED KITCHEN AREA

BATHROOM

BEDROOM TWO

12' 10" x 6' 11" (3.91m x 2.11m)

With built-in wardrobes

BEDROOM ONE

14' 3" x 8' 6" (4.34m x 2.59m)

OUTSIDE

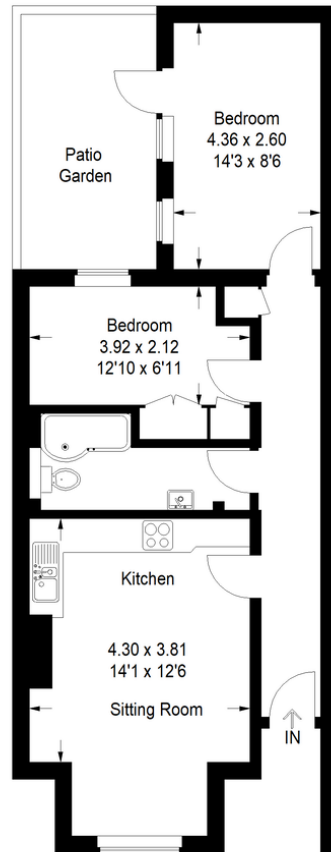
FRONT COURTYARD

PRIVATE DECKED REAR GARDEN



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Approximate Gross Internal Area
57.6 sq m / 620 sq ft



Lower Ground Floor

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

Picture this...

After a long day at work is there any better way to switch off from the stresses of the world than to come home, pour yourself a glass of wine and relax in the peace of your own private secluded rear garden?

This is the perfect place to be if you're looking to enjoy all that Brighton & Hove has to offer. You can simply walk out of your front door and you are right in the heart of it all guaranteed not to miss out on all of the excitement going on around you!

And for anyone who commutes and is looking to shave some precious time off their daily journey, this property is just a few minutes' walk from Brighton mainline railway station with its' direct links to London and Gatwick.

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

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

