

PHILLIPS & STILL

Buckingham Place, Brighton

Asking Price £265,000



- Extremely Spacious one bedroom maisonette
- Large lounge with space for dining room table
- Spacious fitted kitchen
- Ideal first time or Investment purchase.
- No Onward Chain

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An extremely spacious split level converted one bedroom third and fourth floor flat situated in a delightful period building, located in the Clifton and West Hill conservation area extremely close to Brighton Station.. The accommodation comprises of a large fitted kitchen, bright and spacious lounge/diner, family bathroom.

Stairs then lead up to the master bedroom which is vast in size and also has plenty of storage in the eaves and is ideal for someone who needs additional office space.

This would be great step on the property ladder or a buy to let investment, it's ideal for commuters as it's just a 3 minute walk to the station. Between the cosmopolitan coffee culture of North Laine and intercontinental vibe of 7 Dials the West Hill conservation area is very exclusive and you really will feel the vibe of city centre living!



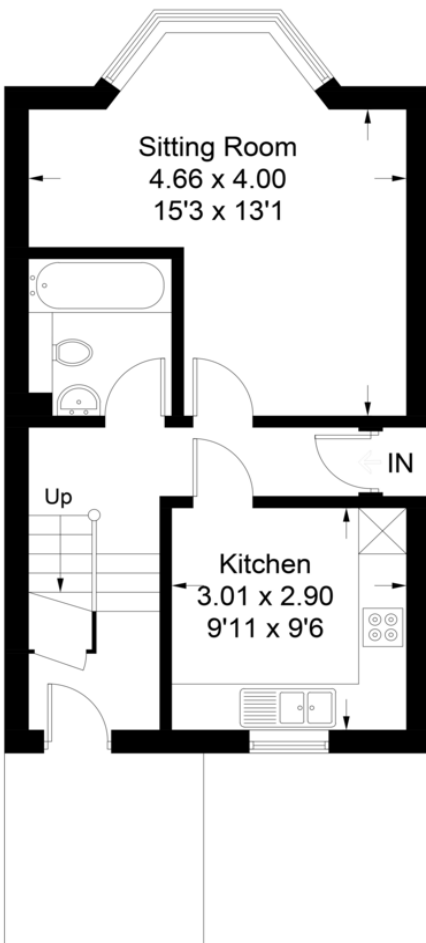
Picture this...

Why not take a short ride into town and really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, restaurants, and shops on offer. This City really is known for its entertainment and lifestyle.

Alternatively, just imagine taking a short stroll round the corner to the ever so popular Good Companions gastro pub and treat yourself to a couple of drinks and a lovely cooked meal.

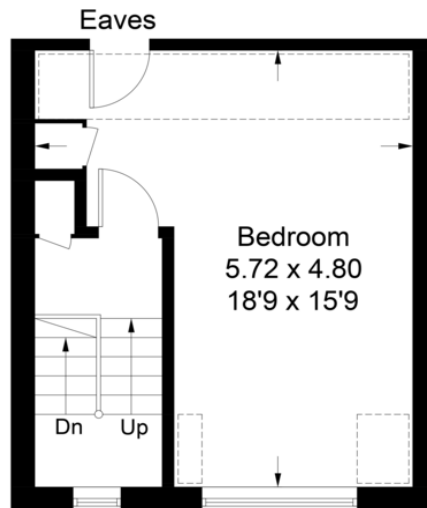
Buckingham Place, Brighton, BN1 3PJ

Approximate Gross Internal Area = 67.1 sq m / 722 sq ft



Second Floor

= Reduced headroom below 1.5m / 5'0



Third Floor

Accommodation

ENTRANCE HALL

STAIRS LEADING UPTO THIRD FLOOR

THIRD FLOOR

SITTING ROOM
15' 3" x 13' 1" (4.65m x 3.99m)

KITCHEN
9' 11" x 9' 6" (3.02m x 2.9m)

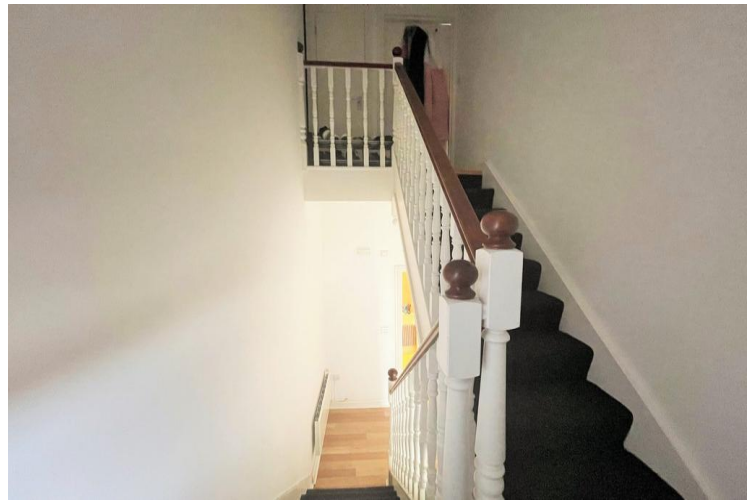
BATHROOM

STAIRS LEADING TO FOURTH FLOOR

FOURTH FLOOR

BEDROOM
18' 9" x 15' 9" (5.72m x 4.8m)





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		
			76 C

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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