



**Buckingham Lodge, Buckingham Place, Brighton, BN1 3PL**  
Price Guide £300,000

## Buckingham Lodge, Buckingham Place, Brighton, BN1 3PL

This ground floor purpose-built apartment in the heart of the city offers a generously sized lounge with balcony access, two double bedrooms, modern kitchen, communal gardens, and more.

Discover this well proportioned and conveniently located two bedroom apartment in the sought-after Seven Dials region of central Brighton. Situated on the ground floor of a mid-20th century purpose-built complex, this apartment epitomizes modern living, and convenience.

As you step into the apartment, you are welcomed by a generously sized lounge that offers ample space to create a versatile seating and dining area. It features double glazed windows and door with access to a balcony and the communal gardens, offering a lovely retreat after a long day.

The modern kitchen is thoughtfully designed with plenty of work surface space, making it a joy to cook and entertain.

The apartment boasts two double bedrooms, both offering a tranquil sanctuary for relaxation. Whether used as a guest room, home office, or children's bedroom, there's ample space to meet various lifestyle needs.

The fully tiled bathroom, features a white bathroom suite including a shower bath with curved shower screen and electric shower over.

Residents of this apartment complex also have access to beautifully maintained communal gardens.

Positioned in the much sought-after Seven Dials neighbourhood, this apartment is within walking distance of Brighton railway station and the city centre. The location is ideal for those who long for the convenience of living close to amenities, entertainment, and transport links.

With no onward chain, this apartment is ready for you to move in and make it your own. The property offers a comfortable living space of approximately 576 square feet or 54 square meters, providing ample room to live and grow.





TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Energy Performance Certificate

Agents Notes	Score	Energy rating	Current	Potential
Tenure Leasehold	92+	A		
935 Year Lease Term Remaining	81-91	B		
Service Charge Approx £2,680.98 Per Annum	69-80	C		
Ground Rent N/A	55-68	D		
Council Tax Band B	39-54	E	39 E	66 D
	21-38	F		
	1-20	G		



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Your Sussex Property Expert

Brighton & Hove Office  
01273 688 881  
3-6 North Road, Brighton BN1 1YA  
www.oakleyproperty.com  
brighton@oakleyproperty.com

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