

PHILLIPS & STILL

Buckingham Road, Brighton

Guide Price £200,000 -£225,000



- A delightful one bedroom apartment
- No onward chain
- Allocated parking space
- Superb location close to Brighton station
- Perfect first home or investment purchase

To view all our homes: phillipsandstill.co.uk



Caspian Court, Buckingham Road, Brighton, BN1 3RQ



This charming one-bedroom apartment is situated on the first floor in a highly desirable location, just a stone's throw from Brighton mainline station. The property features a spacious open-plan kitchen lounge, perfect for both relaxation and entertaining. The double bedroom offers a cozy retreat, complemented by a well-appointed family bathroom.

One of the standout features is the allocated parking space, a rare find in this vibrant area. Additionally, the property is being sold with no onward chain, making it an attractive option for both first-time buyers and investors alike.

Local amenities abound, particularly in the popular Seven Dials area, providing a fantastic blend of convenience and lifestyle. This apartment truly represents a perfect home or investment opportunity.



Accommodation

FIRST FLOOR

ENTRANCE HALL

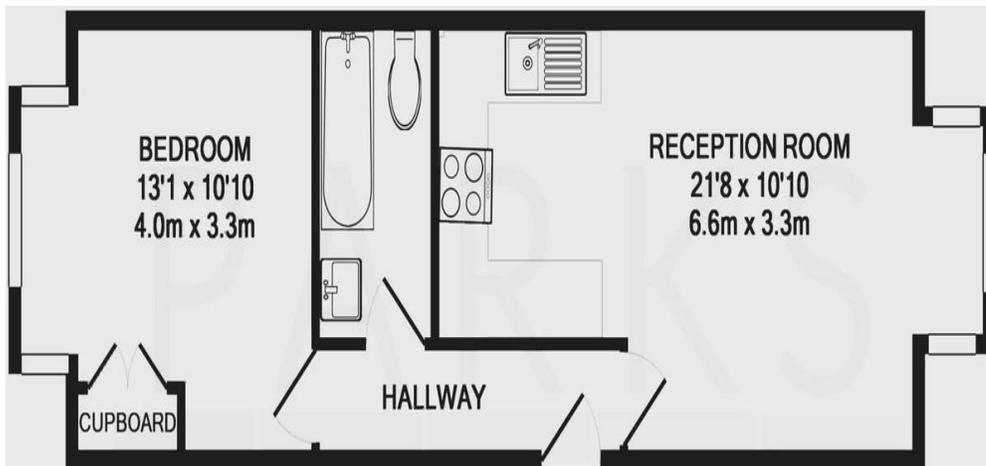
KITCHEN/LOUNGE
21' 8" x 10' 10" (6.6m x 3.3m)

BATHROOM

BEDROOM
13' 1" x 10' 10" (3.99m x 3.3m)

OUTSIDE

ALLOCATED PARKING



Letting Specialists est. 1992

TOTAL APPROX. FLOOR AREA 388 SQ.FT. (36.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note:

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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.

Phillips & Still

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www.phillipsandstill.co.uk