



£425,000

A two double bed roomed, cottage style house situated within a few minutes' walk of Brighton mainline station and Seven Dials.

Close to the heart of Brighton, Buckingham Road is situated in a peaceful area just a few minutes' walk to the mainline station with its convenient shops and regular trains to central London (direct to London Victoria, London Bridge, Gatwick Airport, St Pancras and London Blackfriars), along the coast and into the beautiful Sussex countryside. It is also close to the bustling Seven Dials where an array of bars, delis, cafes, restaurants and shops can be found. In addition, the vibrant and colourful seafront and promenade are all close by. Churchill Square shopping mall along with the cosmopolitan North Laine district with an array of eclectic boutiques, cafes and entertainments are a short stroll away. Schools catering for all ages are well-represented throughout the city.

This pretty, terraced, double fronted, cottage style home has accommodation arranged over two floors and enjoys open plan living on the ground floor with a ground floor bathroom and WC. On the first floor are two double bedrooms both with semi-vaulted ceilings, in addition to access out to a balustraded roof terrace.

Front door opening into the open plan lounge/dining/kitchen with a pair of windows to the front, radiators beneath and wood block flooring. There are open tread stairs rising to the first floor. The kitchen has a range of work surfaces to 3 walls with cupboard and

drawer storage above and below, inset four ring gas hob with oven beneath and extractor hood over, stainless steel sink and standing space for fridge/freezer, space and plumbing for washing machine and dishwasher, wall mounted display cabinets with a skylight above

The ground floor bathroom/WC has a white suite with an enclosed panelled bath, mixer taps and shower attachment, vanity unit, skylight, tiled walls and radiator. Separate area for WC with a wall mounted combination boiler, skylight over and shelved storage cupboard.

Returning to the sitting room the stairs rising to the first floor landing with a small study area and large double glazed window and door which leads out to the balustraded decked roof terrace.

Bedroom one has wooden floor with a pair of windows to the front, semi-vaulted ceiling.

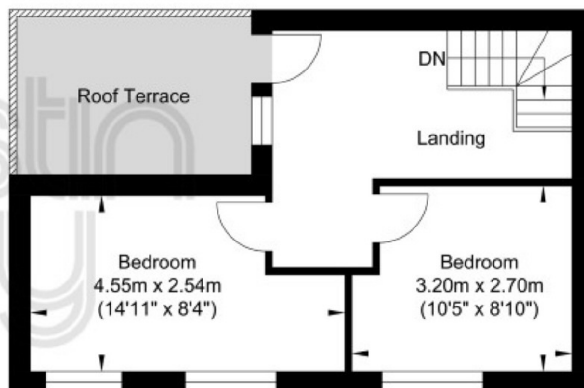
Bedroom two has wooden floor, window to the front, built in wardrobes to one wall providing hanging and shelved storage, semi-vaulted ceiling.



Buckingham Road

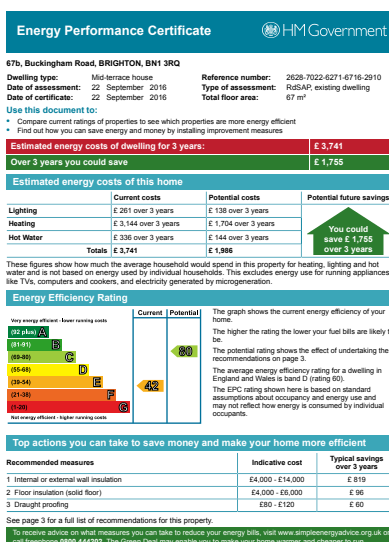


Ground Floor
Approximate Floor Area
414.62 sq ft
(38.52 sq m)



First Floor
Approximate Floor Area
324.96 sq ft
(30.19 sq m)

Approximate Gross Internal Area = 68.71 sq m / 739.58 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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