

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

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## 3, 42 Buckingham Road

Brighton, BN1 3RP

Guide Price £300,000

Guide price £300,000 - £325,000

Two bedroom second floor / top floor flat within a short walk of mainline station and the popular 7dials and offered in good order throughout with its share of freehold.

Close to the heart of Brighton, Buckingham Road is a few minutes' walk to the mainline station with its convenient shops and regular trains to central London. It is also close to the bustling 7Dials 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.

Entering through the communal entrance hall with its entryphone system, stairs rise to the first floor landing where the flat's front door opens into a small vestibule with further stairs that rise to half landing where a modern bathroom/WC with underfloor heating is to be found at the rear flat. Further stairs rise to the second floor where enjoying rooftop views is a spacious open plan lounge / kitchen. A well-equipped kitchen boasts a wealth of integrated appliances including its oven, hob, microwave, washing machine, dishwasher, and fridge/freezer, along with a wealth of storage. At the front of the flats are two bedrooms.

Considered to be in good order throughout having been well maintained internal viewing is strongly recommended with the vendors appointed sole agents.

- Two Bedroom Top Floor Flat
- Modern Fitted Kitchen with Appliances
- Modern Bathroom / W.C.
- Gas Central Heating
- Share of Freehold
- Short Walk to Brighton Station
- Lease : 949 Years Remaining
- Maintenance : Approx £100 Per Month
- Council Tax Band B

### Viewing

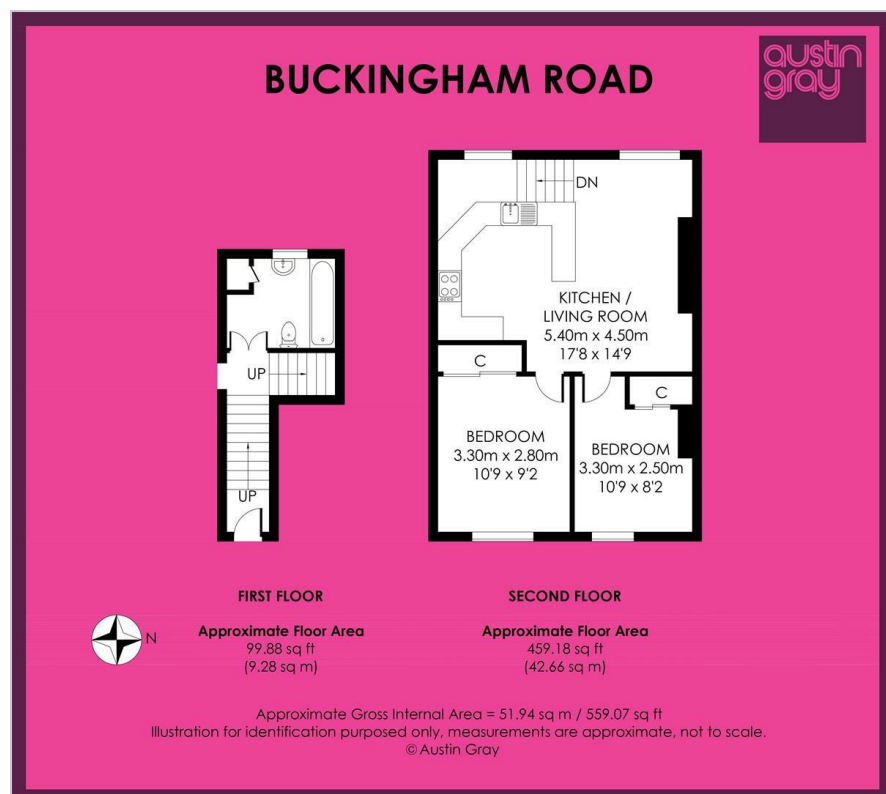
Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.

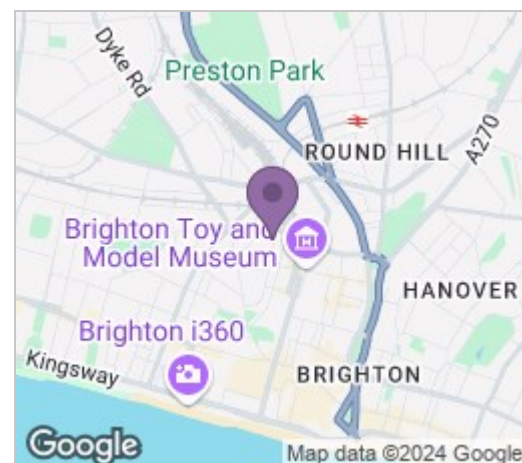




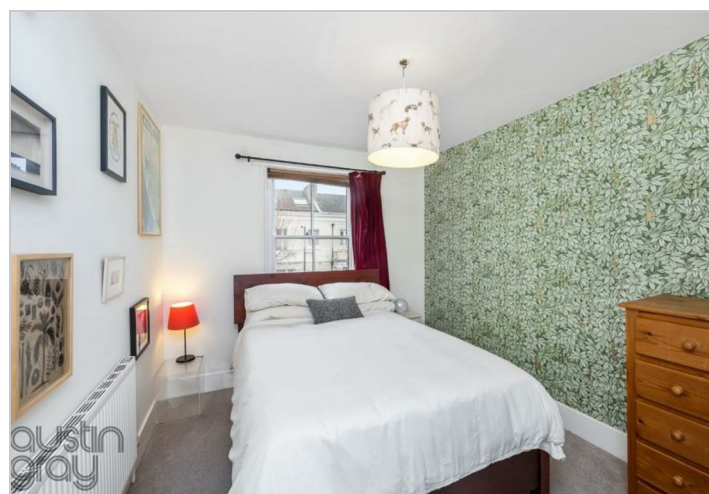
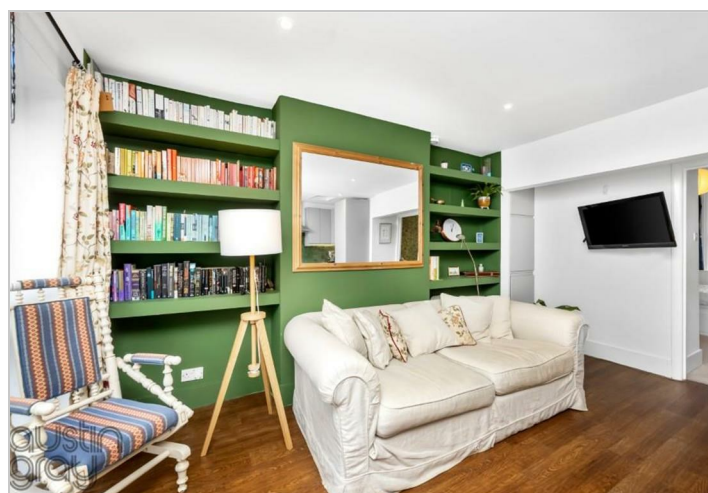
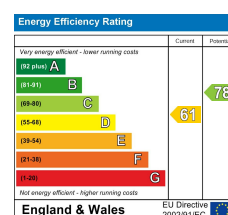
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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