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## 40 Buckingham Place

Brighton, BN1 3PJ

£425,000

This beautifully presented one-bedroom Victorian apartment occupies the upper ground floor in the sought-after West Hill Conservation Area. Filled with period charm and modern convenience, it features high ceilings, oak flooring, and large double-glazed sash windows that bathe the open-plan living space in natural light. The reception room includes a fireplace with built-in storage, space to dine, and garden views, while the modern kitchen boasts integrated appliances and direct access to a stunning south-facing landscaped garden. The double bedroom offers an ensuite shower room, bay window with automatic blackout blinds, and mezzanine storage.

Outside, the private garden is enclosed by brick and flint walls, planted with mature shrubs and perennials, and features raised borders for year-round colour. At the end of the garden, a versatile home office with log burner provides the perfect space for work or creativity, with views across the greenery. The property comes with a share of freehold and the remainder of a 999-year lease, making it ideal for first-time buyers, professionals, or those seeking a peaceful retreat in vibrant Brighton.

Buckingham Place sits in the West Hill Conservation Area, less than 0.2 miles from Brighton Station and the lively Seven Dials. The city centre, seafront, and Brighton Pier are all within a mile, with theatres, cinemas, shops, restaurants, and independent boutiques right on the doorstep.

- High Ceilings
- South Facing Rear Garden
- Bespoke Double Soundproof Glazing
- Station Near By
- Home Office With Log Burner
- Share Of Freehold
- Beautifully Presented
- Service Charges: £2,000 per year, paid bi-annually
- 999 year Lease
- Council Tax: 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.



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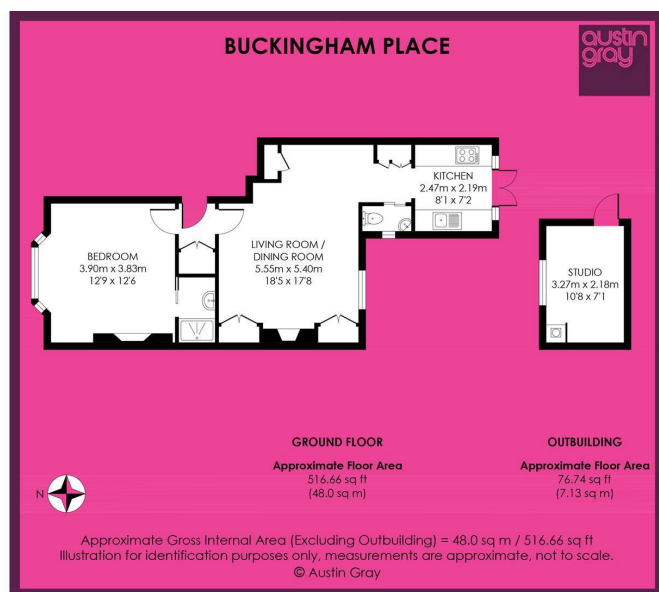
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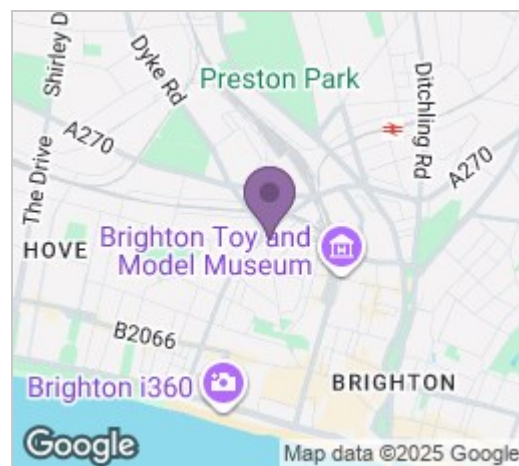
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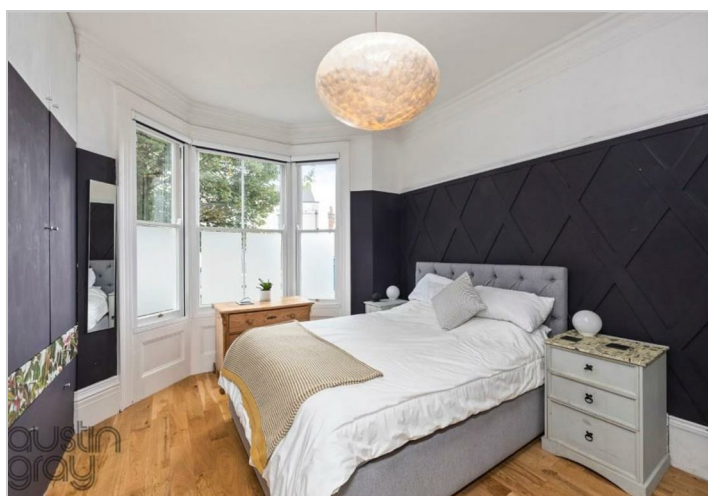
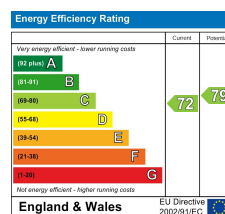
## Floor Plan



## Area Map



## Energy Efficiency Graph



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