austin gray



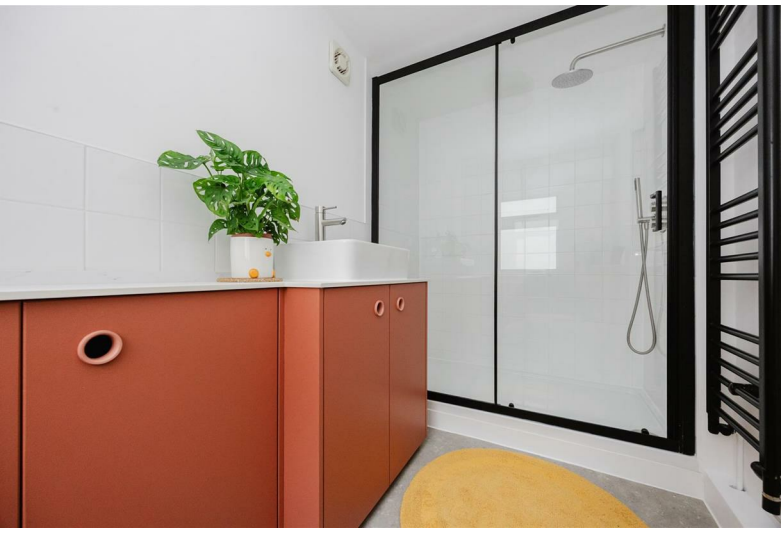
GFF, 34 Buckingham Road

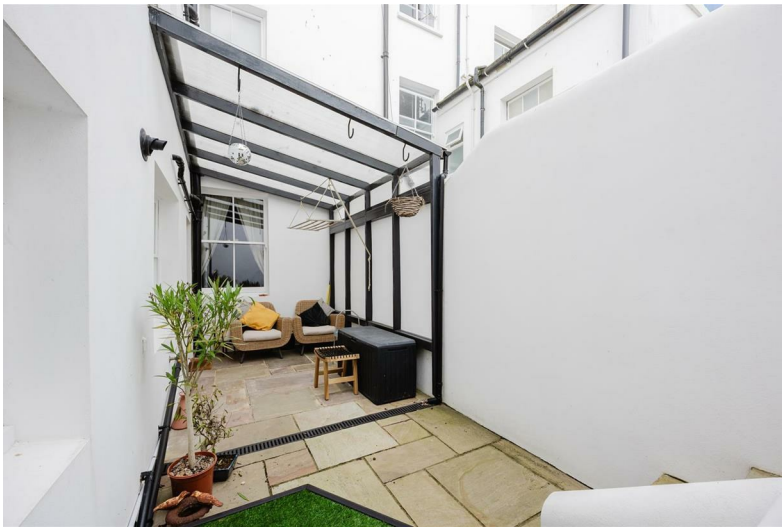
Brighton, BN1 3RP

Offers Over £325,000

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GFF, 34 Buckingham Road





A beautifully presented ground floor garden flat, thoughtfully updated while retaining its period charm and character.

The spacious lounge is filled with natural light from a large bay window and features fitted blackout shutters, bespoke shelving, and original wood flooring. The current owner has carried out a series of sympathetic improvements, including double glazed sash windows throughout and an upgraded heating system (installed in 2018), all carefully balanced with the property's original features.

The bedroom is a well-proportioned double, offering high ceilings, a full-height fitted wardrobe, and additional overhead storage.

The kitchen has a charming cottage feel, complete with natural slate flooring, solid wood worktops, integrated appliances, and a well-designed layout with breakfast bar.

To the rear, the west-facing garden has been cleverly landscaped to create a peaceful and private retreat. A patio seating area enjoys the afternoon sun, complemented by an elegant lean-to veranda, allowing year-round use. There is also a useful home office space tucked neatly into a rear nook.

The bathroom, newly installed in 2025, is stylishly finished with a walk-in shower and fitted storage.

Situated on a quiet road, yet just moments from Brighton mainline station and Seven Dials, this property is perfectly positioned for convenience and lifestyle. An ideal purchase for first-time buyers or downsizers seeking a turnkey home.

EPC rating: D
Tenure: 30% Share of Freehold 963 years remaining on the Lease
Maintenance charges: £1400 pa
Council tax band: B
Parking zone: Y

- Beautifully presented ground floor garden flat
- Spacious lounge with bay window, shutters & original wood flooring
- Double glazed sash windows & updated heating system (2018)
- Well-proportioned double bedroom with fitted wardrobes
- Share of freehold with long lease
- Quiet, central location close to Brighton Station & Seven Dials
- West-facing garden with covered patio and office
- Stylish bathroom (2025) with walk-in shower & fitted storage
- Moments from Brighton mainline stations & Seven Dials
- Council Tax Band B

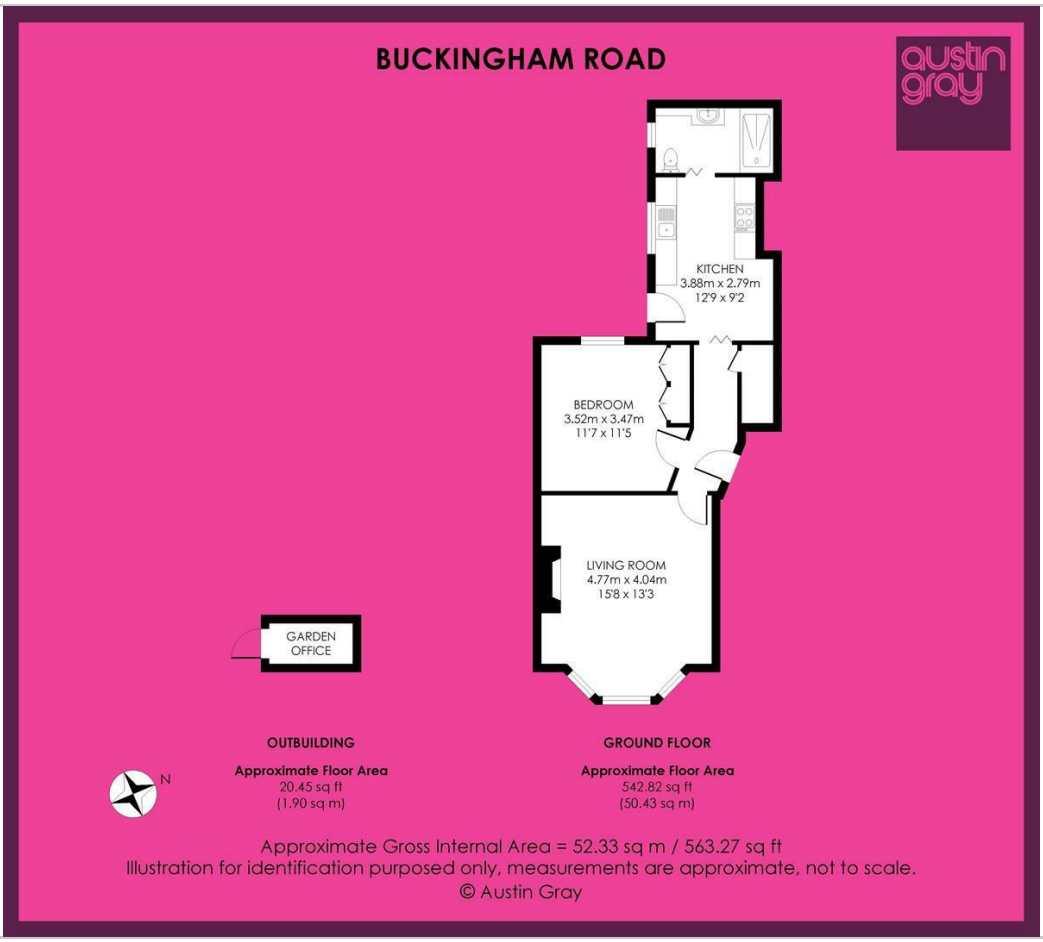


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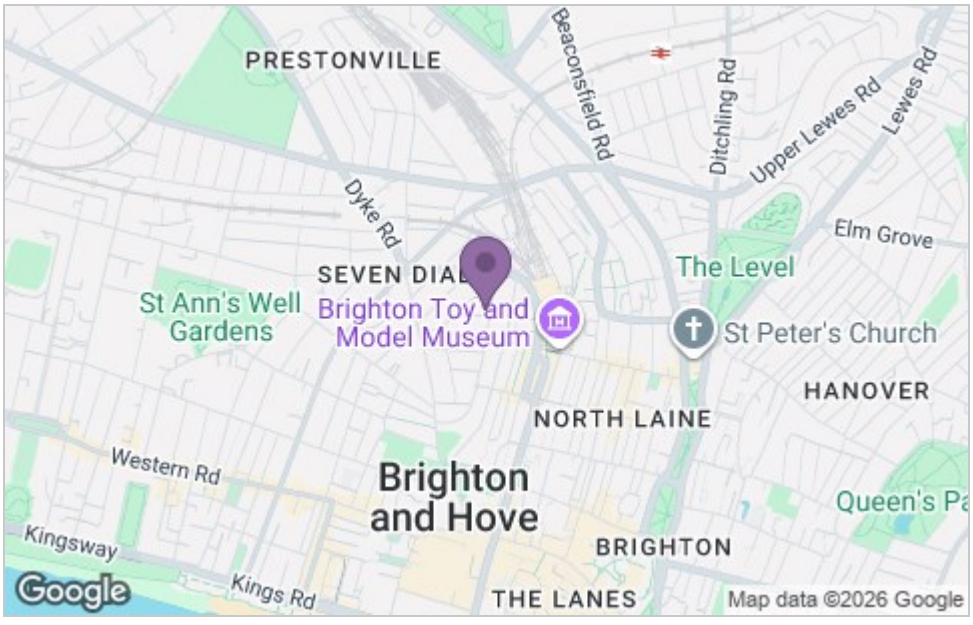




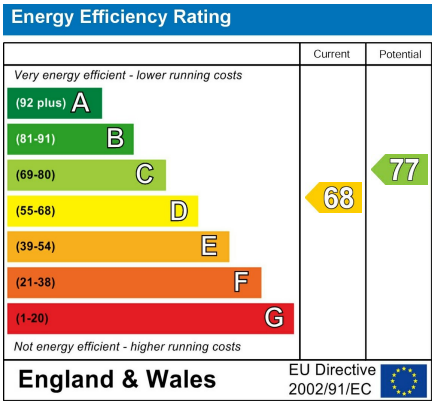
Floor Plan



Area Map



Energy Efficiency Graph



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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