

austin gray



78 Buckingham Road
Brighton, BN1 3RJ
Price Guide £400,000

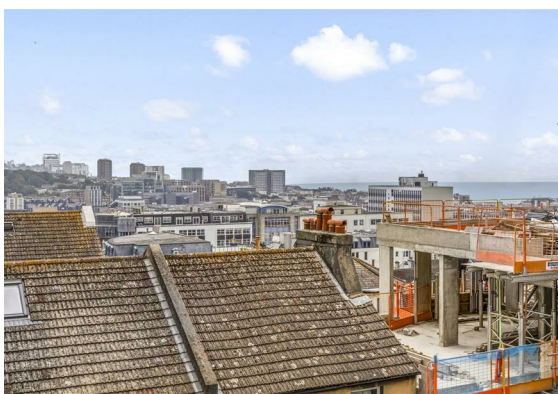


78 Buckingham Road

Occupying the top (third) floor of an elegant period building on one of Brighton's most desirable roads, this beautifully renovated apartment combines contemporary luxury with character, natural light and spectacular elevated views from both the front and rear.

Finished to an exceptional standard throughout, the apartment centres around a stunning open-plan living space incorporating a stylish, fully fitted kitchen with generous dining and seating areas. Large double glazed sash windows flood the room with natural light while framing far-reaching rooftop views across Brighton.

Both bedrooms are comfortable doubles, with the principal bedroom benefiting from a luxurious en-suite shower room. A beautifully appointed family bathroom, finished with elegant marble-effect tiling and high-quality fittings, serves the second bedroom and guests.





Being positioned on the top floor, the apartment enjoys wonderful elevated views from both the front and rear. To the front, attractive views stretch across Buckingham Road's handsome period architecture, while to the rear there are far-reaching panoramic views over Brighton's rooftops towards the sea, creating an impressive backdrop that can be enjoyed throughout the year.

The property is offered to the market chain free, making it an ideal purchase for owner-occupiers, second-home buyers or investors looking for a turnkey property in a prime central location.

Buckingham Road is perfectly positioned just moments from the vibrant Seven Dials, renowned for its independent cafés, restaurants, delicatessens and local shops. Brighton Mainline Station is only a short walk away, offering direct services to London Victoria, London Bridge and Gatwick Airport, while the city centre, North Laine and Brighton seafront are all within easy walking distance.

EPC rating: D
 Tenure: Leasehold 995 years remaining -
 Maintenance charges: £1300 pa
 Council tax band: B
 Parking zone: Y



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.

Energy Efficiency Rating		
Current	Potential	
 63	 63	England & Wales EU Directive 2002/91/EC
		Very energy efficient - lower running costs
		A (1-15)
		B (16-20)
		C (21-25)
		D (26-30)
		E (31-35)
		F (36-40)
		G (41-45)
		Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map



Floor Plan

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.