

Sawyer & Co.  
sales & lettings

Buckingham Road, Brighton

East Sussex

Guide Price £375,000



WAVE PLUMBING  
& BATHROOMS LTD

01273 569 335  
chris@waveplumbing.com



## Buckingham Road, Brighton

Centrally positioned in the West Hill Conservation area, a short distance from Brighton mainline station and the amenities of Seven Dials, a well-presented TWO BEDROOM TOP FLOOR PERIOD APARTMENT with ROOF TERRACE and PANORAMIC VIEWS. Sold with NO ONWARD CHAIN.

Situated on the top floor of a period property in a desirable location, this split-level apartment is well-presented throughout. The property features an attractive open plan lounge/contemporary fitted kitchen/dining room with stylish plantation shutters, and steps leading directly to the roof terrace. There are two double bedrooms and a modern shower room.

The sunny roof terrace is a real highlight, offering far-reaching views of the city, the sea and the fields beyond.



### The Local Area

Excellent located in the West Hill Conservation area, Buckingham Road is a tree-lined street with a peaceful atmosphere and a host of amenities on your doorstep. Nearby Seven Dials offers a range of independent shops, bars and restaurants, while central Brighton is just a short walk away.



The green open spaces of St Ann's Well Gardens and Dyke Road Park, with their open-air theatre and children's playgrounds and rose gardens, are both close by, and Brighton seafront is also easily accessible. Brighton mainline train station is a five-minute walk, offering convenient commuter links to London and the South Coast. Regular bus services run into the centre of Brighton and out to Devil's Dyke.

#### **Further Information**

Buckingham Place is situated in parking zone Y. This apartment is in council tax band B, which is currently charged at £2,006.23 for 2026/27.

EPC rating - D

Council Tax - B

Parking Zone - Y

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

#### **TENURE & OUTGOINGS**

Tenure: Leasehold

Unexpired term on lease - 80 years - please speak to Sawyer & Co regarding a lease extension.

Service Charge - £2,743.40 pa

Reserve Fund - £250 pa

This information has been provided by the seller. Please obtain verification via your legal representative





All measurements are approximate and for display purposes only.



## Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.