



## 30 BUCKINGHAM STREET BRIGHTON, BN1 3LT

SHARE OF FREEHOLD

Guide Price £260,000 - £280,000. Located in the vibrant heart of Brighton, this charming one-bedroom apartment on Buckingham Street offers a perfect blend of comfort and convenience. Just a stone's throw from Brighton Mainline station, this property is ideal for those who value easy access to transport links, making it a fantastic choice for commuters and city dwellers alike.

The apartment boasts its own private entrance, a well-appointed living space, a modern bathroom and a nice sized bedroom with additional access to the rear garden. The gorgeous recently fitted modern kitchen is to the rear of the property also with direct access to the garden.

The highlight of this property is undoubtedly the delightful private rear garden, a rare find in urban settings. This pleasant outdoor space is perfect for enjoying a morning coffee or hosting friends during the warmer months.

Housed within a superb Victorian building, the apartment retains a lovely sense of character and charm.

This property is not just a home; it is a lifestyle choice, offering the best of Brighton living with its proximity to shops, cafes, and the stunning seafront. Sold with the share of freehold, whether you are a first-time buyer or looking for a rental investment, this one-bedroom apartment is a brilliant option.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





### 30 Buckingham Street

Approximate Gross Internal Area = 42.6 sq m / 458 sq ft

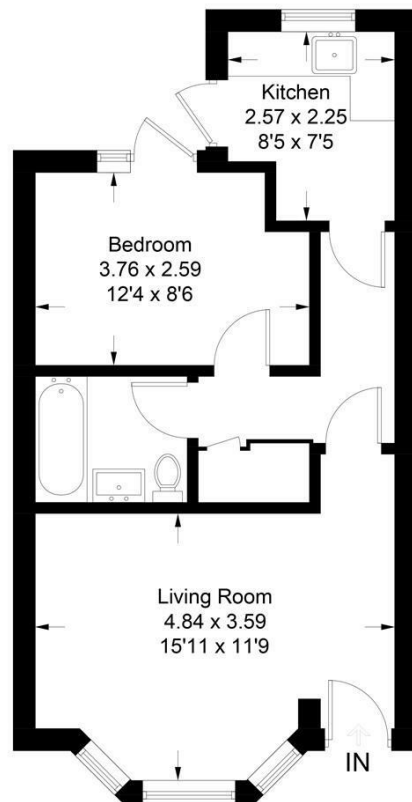


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlads.co © (ID1265361)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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