



Apartment (EPC Rating:)

FLAT 3, 2-4 BUCKINGHAM PLACE, BRIGHTON, BN1 3TD

Per Calendar Month

£1,650 Per

**ASTON
VAUGHAN**
Sales and Lettings



2 Bedroom Apartment located in Brighton

*** CENTRAL 7 DIALS LOCATION // 2 DOUBLE BEDROOMS // FURNISHED ***

Aston Vaughan are delighted to bring to the market this beautifully presented 2nd floor flat available immediately in the trendy Seven Dials area of Brighton.

The flat is in a great location that looks out over Seven Dials with an array of cafes, independent shops & convenience stores on your doorstep. Brighton Station is conveniently located 5 minutes down the road! The seafront is 10 mins walk, with Brighton's vibrant City Centre and Waitrose superstore on the way.

The apartment has been recently renovated to a high standard with brand new appliances and furniture throughout.

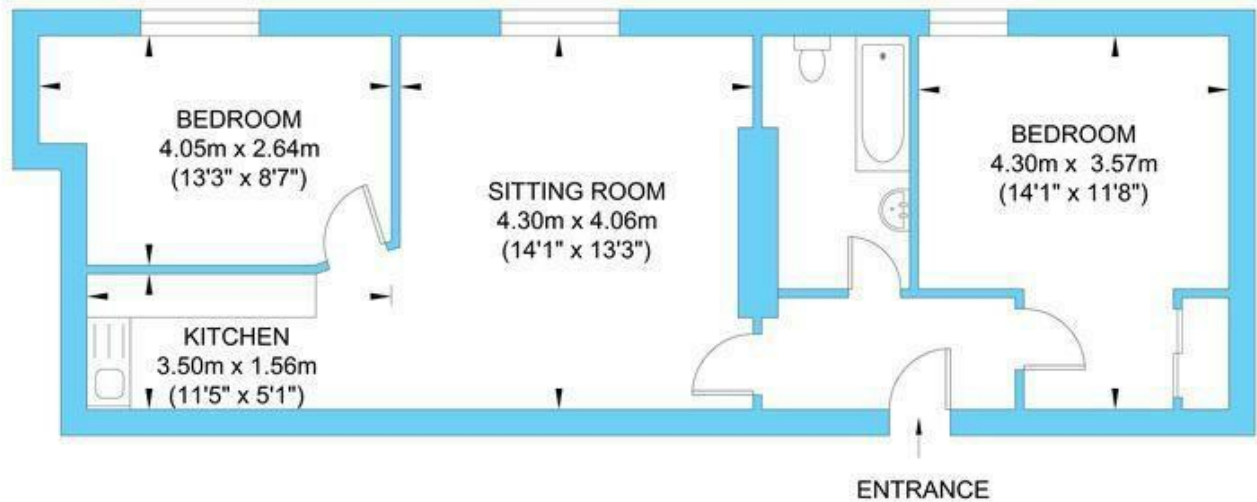
There are two double bedrooms, one of which is currently set up as a double with wardrobe, chest of drawers and two bedside tables. The other has a built in wardrobe, a chest of drawers but no bed, leaving it open for flexible living. It has 2 bedside tables, but would also make an ideal home office office. The kitchen is set up with electric oven hob, fan assisted oven, microwave and fridge freezer. There is a washer dryer.

Perfectly suited for a professional couple or sharers looking for a turn-key property ready to move into! The flat comes fully furnished with Bosch toaster and kettle and all crockery, cutlery, glasses, etc too.

The property is in Parking Zone Y with a potential permit waiting list. Parking after 6pm available on Chatham place first come first served.



BUCKINGHAM PLACE



Second Floor
Approximate Floor Area
615.0 sq ft
(57.1 sq m)



Approximate Gross Internal Area = 57.1 sq m / 615.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

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

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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 are advised to recheck the measurements.