



Lawton & Dawe PROPERTIES



27 Buckingham Place

Brighton, BN1 3PQ

£1,600

Spacious ground floor two bedroom flat with lovely, light filled rooms. Located just a short walk from Brighton station with mainline links to London and the South Coast, and close to the beach and city centre.

The flat has a large living room with a feature fireplace, a modern style floor and built in storage cupboards (which will remain), overhead lighting, a dining area, a kitchen with integrated oven and a bath with shower over. The second bedroom is currently being used as a home office / study and there is also a separate garden which benefits from sealed glass doors leading from the kitchen. Available from mid-August for long term lets and has gas central heating.

Rent is exclusive of any bills. Please contact us for details of potential permitted fees during the tenancy and full information of holding deposits, dilapidations deposits and referencing requirements. Please be aware we are members of ARLA Propertymark for Client Money Protection and we are members of The Property Ombudsman.

Close to Brighton Station

Gas central heating

Double glazing

Central heating

Double glazing

White goods not included

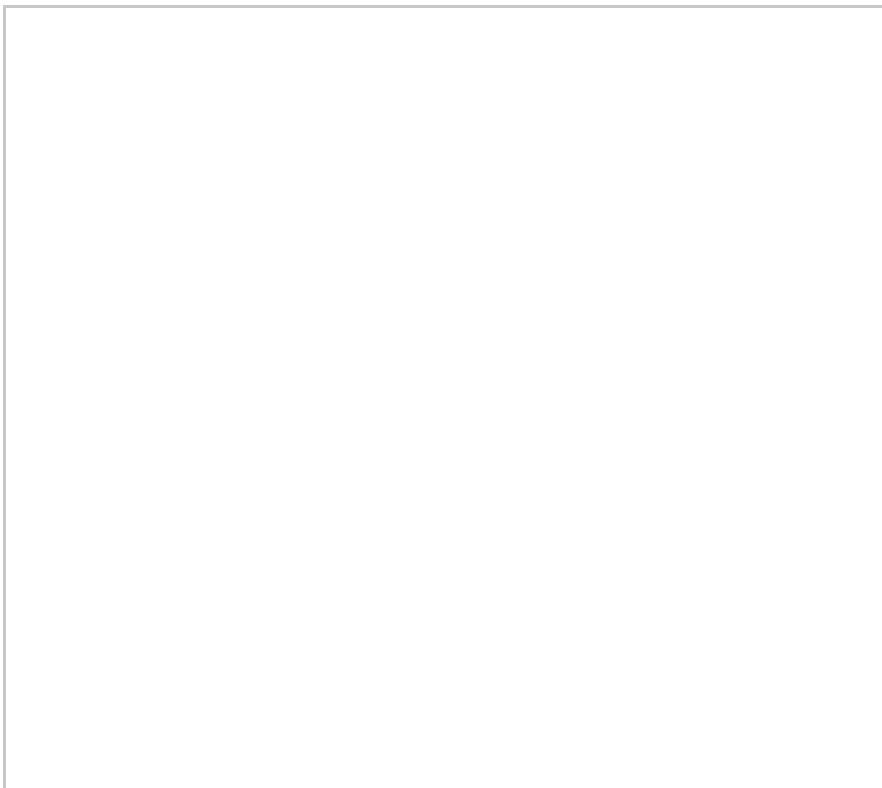
Viewing

Please contact our Lawton & Dawe Properties Ltd Office on 01273917791

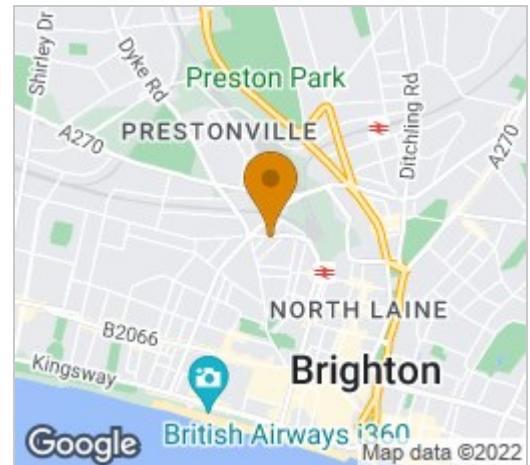
if you wish to arrange a viewing appointment for this property or require further information



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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.