



Bedford Street

Brighton, BN2 1AN

Guide price £800,000

INVESTMENT OPPORTUNITY - Nestled in the vibrant heart of Brighton, on the sought-after Bedford Street, this remarkable investment opportunity presents itself as a collection of seven individual flats. This building compromises of 3 one bedroom flats and 4 studios.

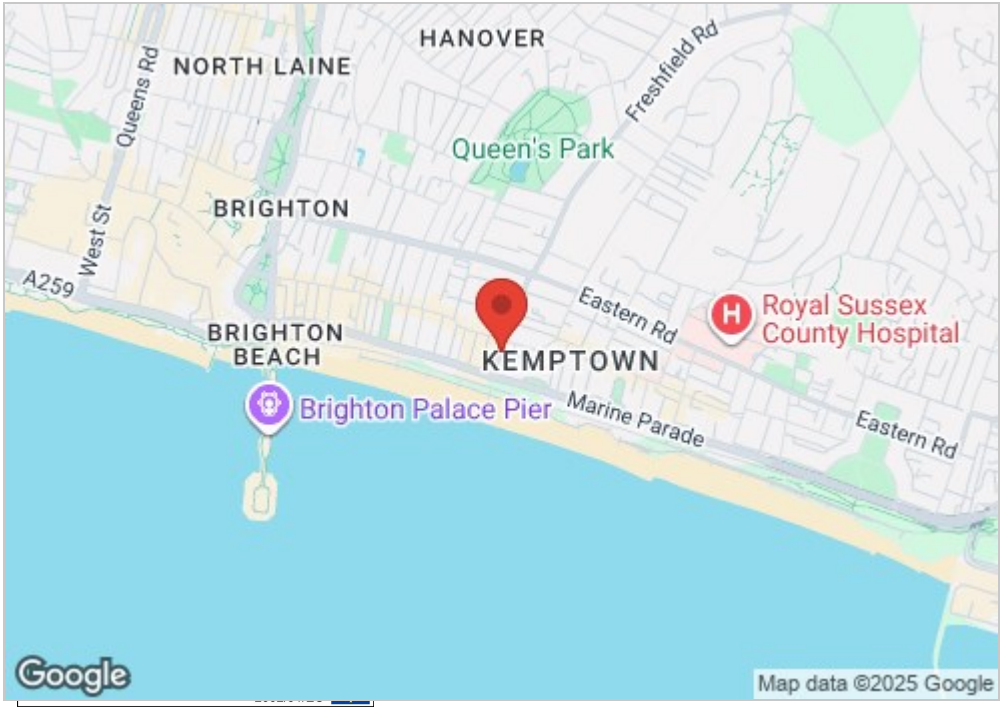
This investment property not only promises a steady rental income but also the potential for capital appreciation in one of the UK's most desirable coastal cities. The flats are perfectly positioned to attract a diverse range of tenants, from students to professionals, all eager to enjoy the unique lifestyle that Brighton has to offer.

In summary, this property on Bedford Street is a rare find, combining a prime location with the potential for lucrative returns. Whether you are an experienced investor or new to the property market, this opportunity is not to be missed.



- INVESTMENT OPPORTUNITY
- No onward Chain
- Kemptown location
- 7 individual units

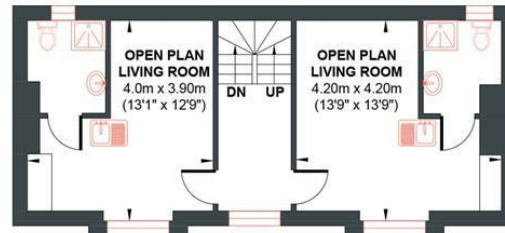
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



BEDFORD STREET

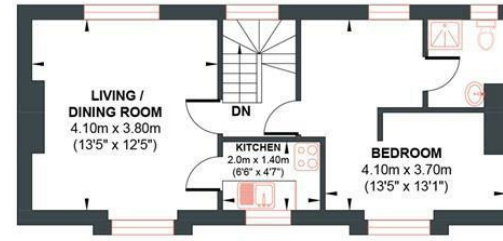
Approx. Gross Internal Floor Area 218.85 sq m / 2355.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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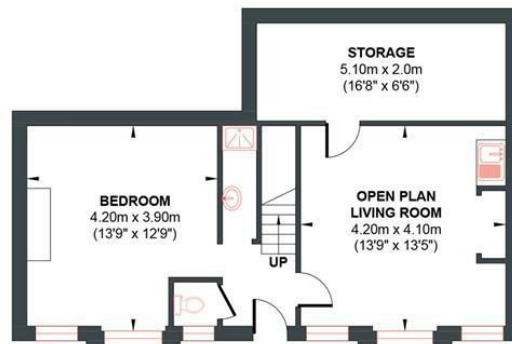
SECOND FLOOR

Approximate Floor Area
413.33 sq ft
(38.40 sq m)



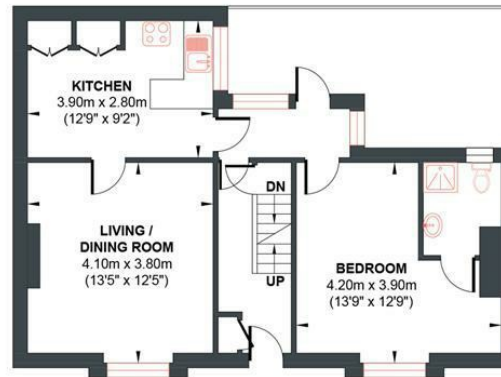
THIRD FLOOR

Approximate Floor Area
413.33 sq ft
(38.40 sq m)



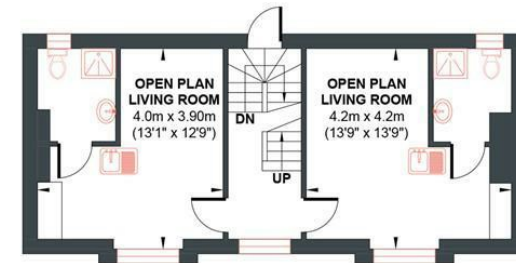
BASEMENT

Approximate Floor Area
550.57 sq ft
(51.15 sq m)



GROUND FLOOR

Approximate Floor Area
565.10 sq ft
(52.50 sq m)



FIRST FLOOR

Approximate Floor Area
413.33 sq ft
(38.40 sq m)



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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

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