



Guide Price  
**£325,000**  
 Share of Freehold

## Bedford Square, Brighton

- AN OUTSTANDING ONE BEDROOM • FORMING PART OF THIS FIRST FLOOR APARTMENT • BEAUTIFUL REGENCY BUILDING
- PERIOD FEATURES THROUGHOUT • SHARE OF FREEHOLD INCLUDING HIGH CEILINGS AND FLOOR TO CEILING WINDOW
- PRIVATE BALCONY WITH SEA VIEWS • MOMENTS FROM BRIGHTON SEAFRONT
- IDEAL FIRST TIME BUY • NO ONWARD CHAIN

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\*

Robert Luff & Co are delighted to bring to market this beautifully presented first floor one bedroom apartment situated on the first floor of this converted Regency style building. Bedford Square is situated between Kings Road & Western Road which provides an extensive range of shops, bars, cafés, restaurants and individual boutiques. This apartment is a stones throw away from Brighton's picturesque coastline and Brighton mainline station is in close proximity.

Accommodation offers; spacious living area with high ceilings & floor to ceiling window, modern fitted kitchen, one large double bedroom and modern fitted bathroom. Further benefits include; Sea views, private balcony & a share of freehold.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
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## Accommodation

Entrance Hall

Kitchen/Lounge/Diner 21'8 x 18'10 (6.60m x 5.74m)

Bedroom 13'6 x 13'5 (4.11m x 4.09m)

Bathroom 10'7 x 4'7 (3.23m x 1.40m)

Private Balcony 21'8 x 5'9 (6.60m x 1.75m)

### AGENT NOTES

SHARE OF FREEHOLD - 999 YEARS FROM 1973

SERVICE CHARGE: £100 PER MONTH

EPC: E

COUNCIL TAX: B

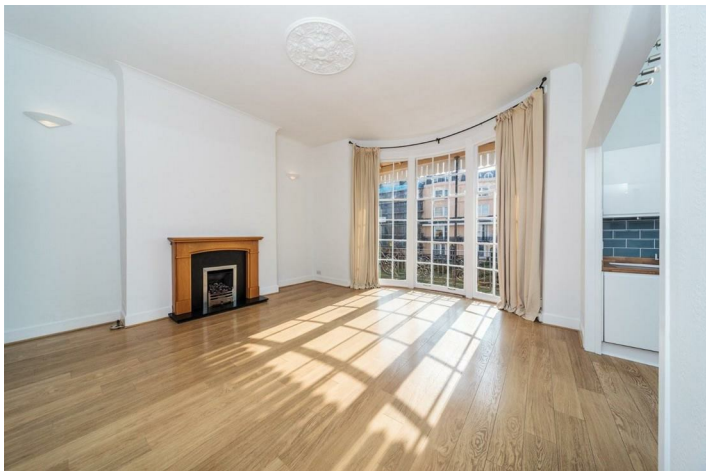
28 Blatchington Road, Hove, East Sussex, BN3 3YN

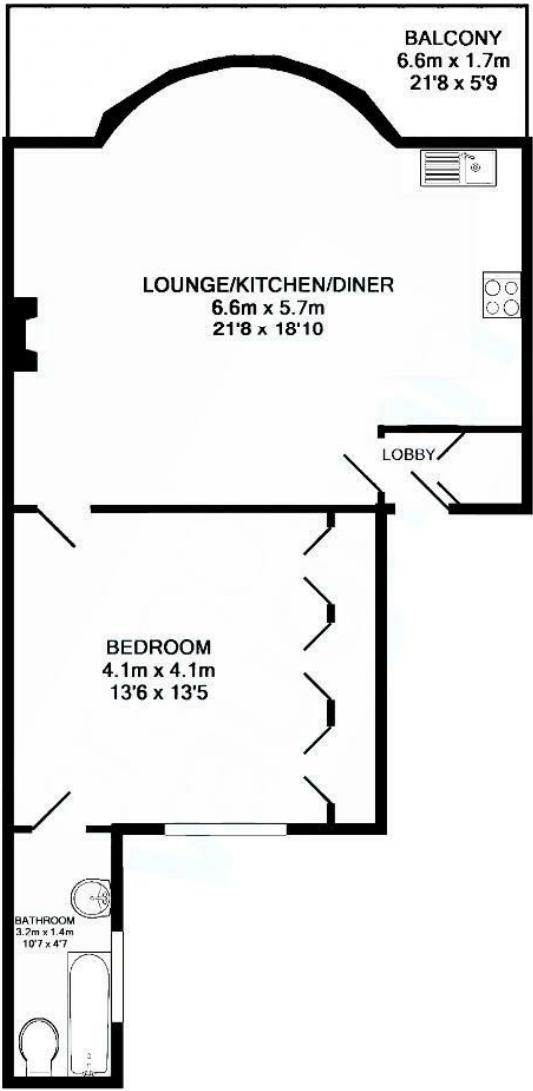
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TOTAL APPROX FLOOR AREA 57.7 SQ.M. (621 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.