



Bedford Square, Brighton BN1 2PL

A top floor two bedroom apartment situated in a popular seafront square in central Brighton, enjoying stunning views across the gardens and towards the sea.

welcome to

Bedford Square, Brighton

This property is presented in excellent decorative order throughout and comprises; a spacious open plan living room with a bay sash window with stunning views overlooking the square and directly towards the sea, a fitted kitchen with white wall and base units and work surfaces. There are two bedrooms and a contemporary bathroom suite. The property also benefits from having period features throughout and a long lease and no onwads chain.





Third Floor

Total floor area 42.1 m² (453 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Bedford Square, Brighton

- A top floor, two bedroom apartment situated in a popular seafront square in central Brighton
- Stunning views across Bedford Square gardens and towards the sea
- Within easy reach of Brighton Mainline Station and Western Road where there is an array of boutiques, shops, cafes, bars and restaurants
- Open plan kitchen/living room with a bay sash window
- Modern bathroom
- Long lease
- No onwads chain

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£315,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF113649



Property Ref:
BHF113649 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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