

# **Bedford Square, Brighton BN1 2PN**

A spacious one bedroom lower ground floor apartment that benefits from its own street entrance and a private rear garden, located a short distance from Brighton seafront.

## welcome to

## **Bedford Square, Brighton**

A spacious and well presented apartment with its own truly unique style, occupying the entire lower ground floor of an attractive listed building in the earliest seafront square in Brighton. The well planned accommodation has its own front door and entrance hallway, large living room and double bedroom. A separate kitchen has an original vintage 1950's English Rose kitchen, which has been extended into the hallway for extra storage. The bathroom has art deco fittings, including an original mirror/splashback, free-standing bath and towel rail. Outside there is a private rear courtyard.















Bedford Square is the first seafront square to be built in Brighton in the early 1820's. All the buildings are Grade II Listed and are painted in the same shade. There are well maintained communal gardens and the World famous Brighton seafront and promenade are just across the road.

Practically the whole of Brighton can be explored on foot from Bedford Square, with a wide range of shops, bars and cafes along with a nearby Waitrose supermarket.

#### Total floor area 54.1 m<sup>2</sup> (583 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

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## **Bedford Square, Brighton**

- Spacious lower ground floor apartment
- Own street entrance
- Large living room
- Double bedroom
- Attractive and unusual 1950's style kitchen
- Vintage bathroom suite
- Own patio garden
- Garden square adjacent to Brighton seafront.

#### Tenure: Leasehold EPC Rating: C

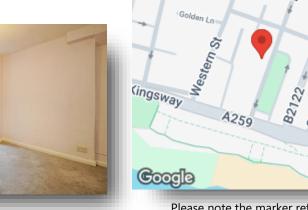
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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# £275,000



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Please note the marker reflects the postcode not the actual property

Bedford PI

Oriental PI

Map data ©2025



Property Ref:

BHF113934 - 0004

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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