



**Price**  
**£800,000**

**Freehold**

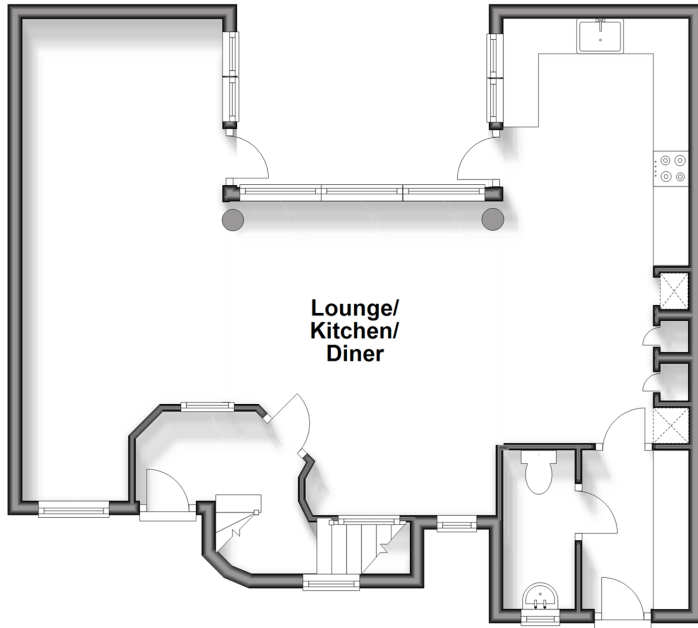
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**Bedford Place, Brighton,  
East Sussex, BN1**

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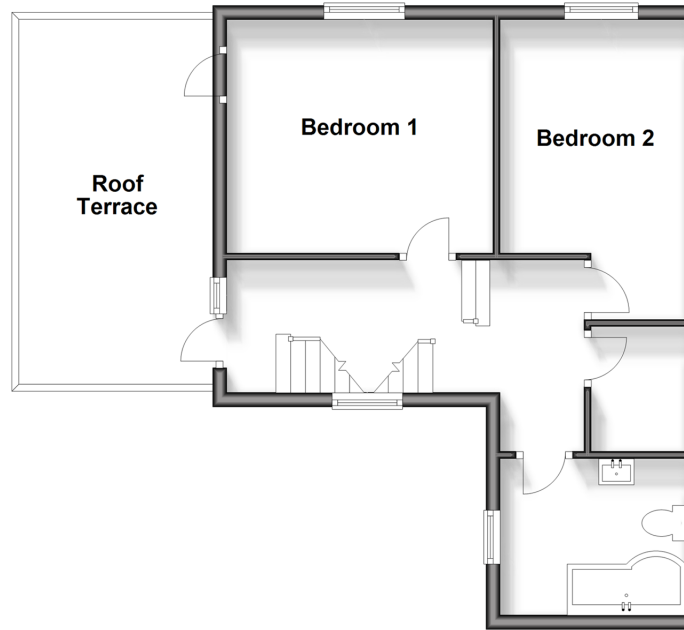
### Ground Floor

Approx. 61.3 sq. metres (660.1 sq. feet)



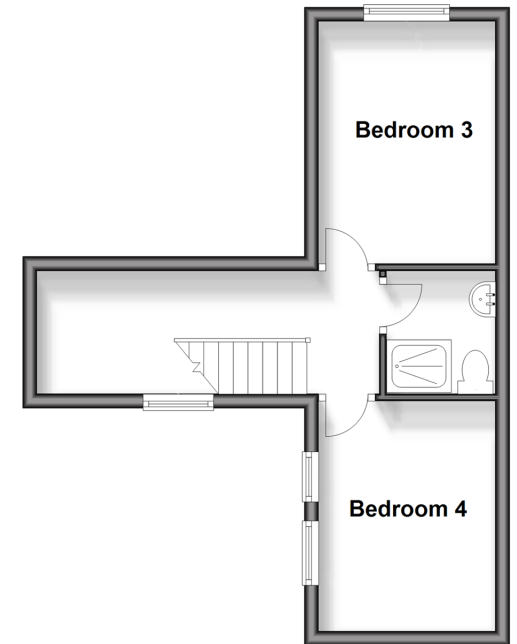
### First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



### Second Floor

Approx. 28.6 sq. metres (308.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge/Kitchen/Diner : 30'8 x 21'8 (9.35m x 6.61m)  
Cloakroom

### FIRST FLOOR

Landing  
Bedroom 1 : 12'2 x 10'10 (3.71m x 3.30m)  
Bedroom 2 : 11'2 x 8'2 (3.41m x 2.49m)  
Bathroom  
Roof Terrace

### SECOND FLOOR

Bedroom 3: 11'2 x 8'2 (3.41m x 2.49m)  
Bedroom 4 : 10'6 x 8'2 (3.20m x 2.49m)  
Shower Room

### OUTSIDE

Parking Space





## Main features

- Modern home in the heart of Brighton
- Courtyard garden and large sunny roof terrace
- Parking space
- Unique Design
- Chain Free



### Nearest Schools

Primary Schools: St Mary Magdalen Catholic Primary 0.4 miles, St Paul's CofE Primary and Nursery 0.4 miles, Somerhill Junior School 0.4 miles  
Secondary Schools: Brighton and Hove High School 0.2 miles, Cardinal Newman Catholic School 0.8 miles



### Transport Information

Train Stations: Brighton 1.4 miles, Hove 1.4 miles, London Road 1.5 miles



### Address

Bedford Place, Brighton, East Sussex, BN1



### Directions

For directions to this property please contact us.





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Call Central Brighton Branch 01273 820600 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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