



Bedford Square, Brighton, BN1 2PL
£190,000 - £200,000 Guide



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SELLING HOMES
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A charming Grade II listed studio flat occupying part of the first floor of this beautiful period building, situated in Bedford Square just moments from Brighton seafront. The property is excellently presented throughout and greatly benefits from a west-facing balcony boasting stunning sea views.





Further Information

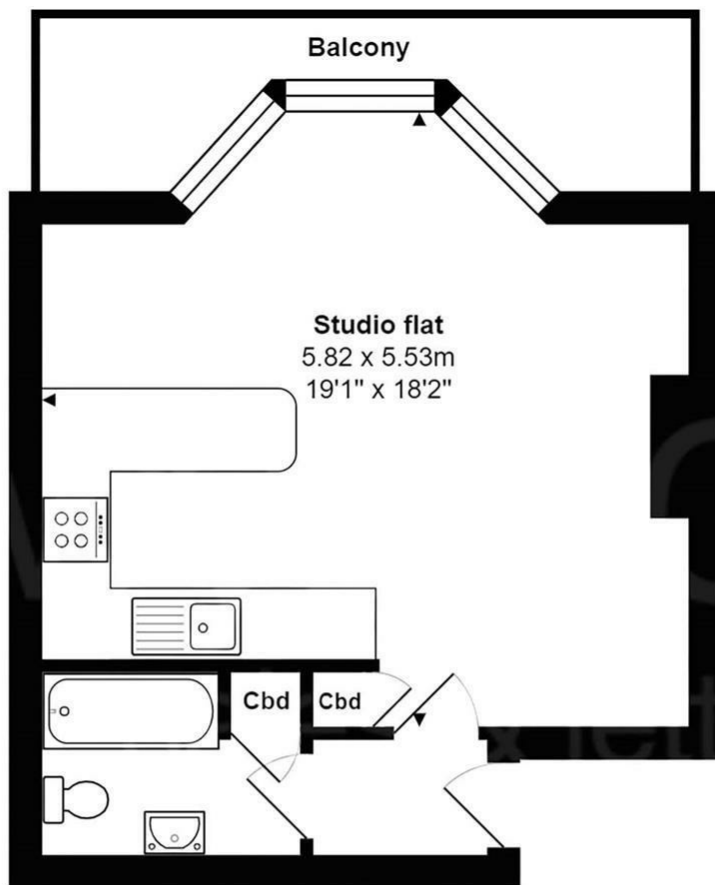
Internally, the accommodation comprises a good-sized living space with a modern kitchen, sitting area, and a custom-built mezzanine sleeping area with excellent wardrobe storage beneath. Further to this, there is a stylish bathroom, two storage cupboards, and a delightful west-facing balcony with stunning views over Bedford Square and Brighton Seafront.

Bedford Square is one of central Brighton's most attractive garden squares, set just off the seafront. It's ideally placed on the seafront and with easy access to Western Road with its mix of shops, cafes and restaurants, and the city centre is just a short walk away. Brighton Station is also within walking distance, making it a great spot for commuters.



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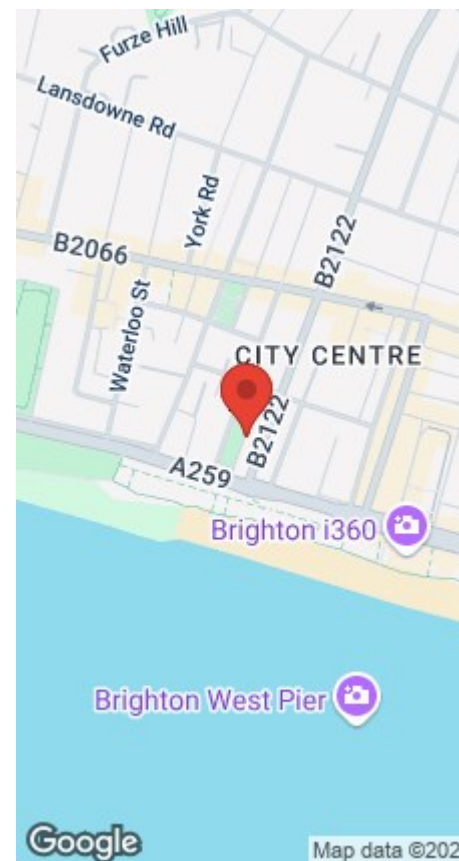
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First Floor

Total Area: 34.0 m² ... 366 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



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Call 01273 777123 or email property@goldinlemcke.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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