

Bedford Sqaure, BN1

£280,000 - £300,000

ASTON VAUGHAN

Sales and Lettings

INTRODUCING

Bedford Place, BN1

1 Bedrooms | 1 Bathroom | 1 Reception Room I Sq Ft

Situated in a fantastic central Brighton location, just a short stroll from the seafront, this charming two-bedroom period flat perfectly combines characterful features with contemporary style. Beautifully maintained throughout, the property offers bright, well-proportioned accommodation, making it an appealing home for anyone looking to enjoy the best of Brighton living.

The flat boasts two generous double bedrooms, both benefiting from plenty of natural light and offering comfortable, versatile spaces to relax and unwind. At the heart of the home is an inviting open-plan living and kitchen area, creating a sociable and airy environment ideal for both everyday living and entertaining. The modern fitted kitchen is thoughtfully designed to complement the living space, while the stylish contemporary bathroom adds a further touch of comfort and practicality.

To the rear, a private patio garden provides a lovely outdoor space to enjoy a morning coffee, unwind in the sunshine or entertain friends during the warmer months.

Perfectly positioned for those who enjoy a vibrant coastal lifestyle, the property is within easy reach of the shops, cafés, restaurants and everyday amenities along Western Road, with Brighton's seafront just moments away.

Combining the timeless appeal of a period property with modern conveniences and an enviable central location, this delightful flat presents an excellent opportunity to enjoy all that Brighton has to offer.






CHEERS












CHEERS



Education:

Brunswick Primary School

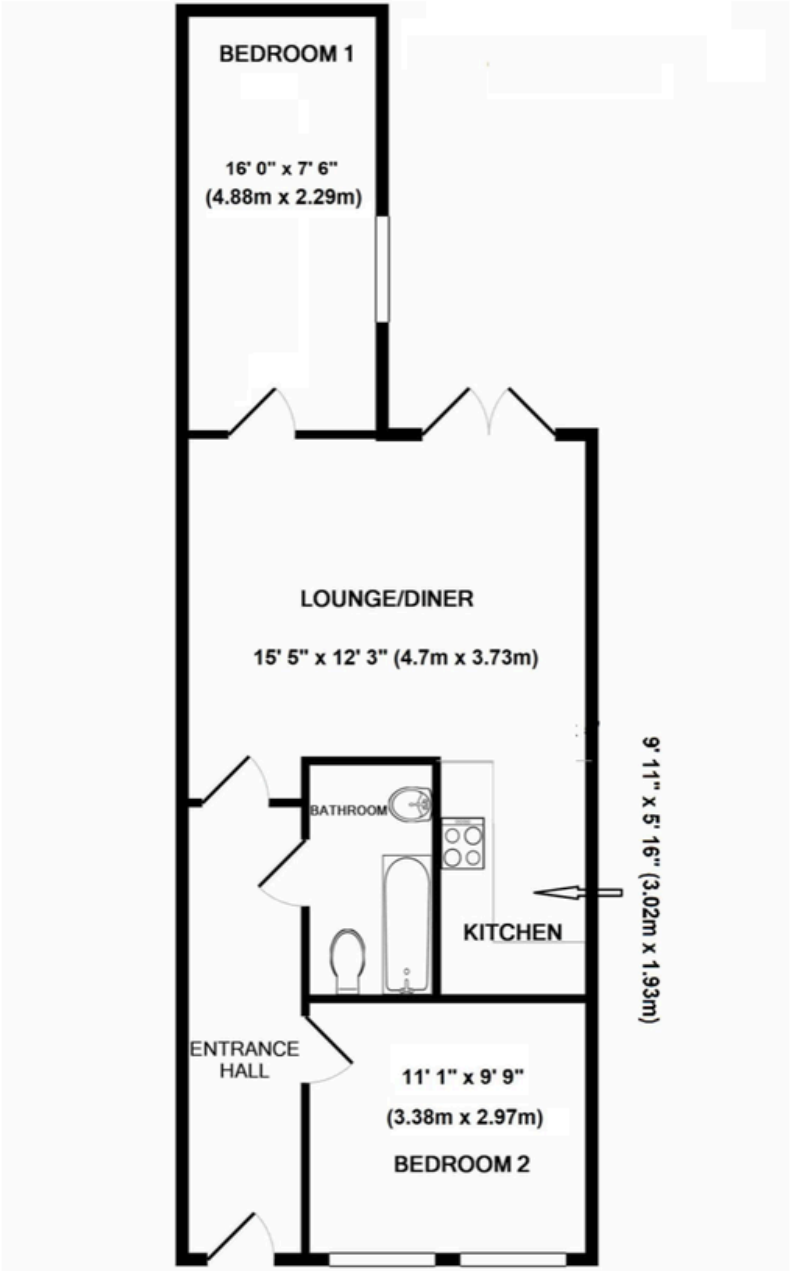
Hove Park, Cardinal Newman secondary schools

6th forms at BHASVIC, City College, BIMM

Private schools: Brighton College, Brighton & Hove Girls

Good To Know:

Between Regency Square and historic Brunswick Town this is a great place to be with almost instant access to the beach and fashionable Western Road. Both the squares and Hove Lawns have a friendly community and hold events during festivals so you won't feel isolated if you are new to the city. Tucked away from tourists it is quieter than its fashionable location would suggest, local schools are good and this sought- after location has fashionable shopping, restaurants, clubs, cinemas and theatres. Close to the commercial districts and cultural heart of the city, the whole of Brighton and Hove is easy to reach and both Brighton Station's direct trains to Gatwick and London is a 20 min walk, or 7 mins by cab



TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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