



- A Well Presented 2 Bedroom Period Flat
- Open Plan Living Area
- Highly Sought After Seafront Location
- Modern fitted kitchen/bathroom
- Private Rear Patio

Bedford Square, Brighton, BN1 2PN

Guide Price £280,000 - £300,000

This spacious two bedroom converted flat would make an ideal investment or first time buy! It's situated within this historic Regency square which is just moments from Brighton's seafront. The property has a stunning plan living area, modern fitted kitchen and bathroom. It also benefits from a private rear patio garden.



## Property Description

This beautifully presented two-bedroom period flat is ideally situated in a highly sought-after central Brighton location, just moments from the seafront. The property is in excellent condition, featuring two spacious double bedrooms that offer ample natural light.

The open-plan living area creates a welcoming atmosphere, seamlessly connecting to a modern fitted kitchen that is well-equipped for contemporary living. The bathroom is also modern, providing both style and functionality.

Additionally, a rear patio garden offers a perfect outdoor retreat for relaxation or entertaining. Residents will enjoy easy access to a variety of local amenities on Western Road, enhancing the convenience of this desirable location.



This flat is an ideal choice for those seeking a blend of period charm and modern comfort in the heart of Brighton.

# Accommodation

## LOWER GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER  
15' 5" x 12' 3" (4.7m x 3.73m)

KITCHEN AREA  
9' 112" x 5' 16" (5.59m x 1.93m)

BEDROOM  
16' 0" x 7' 6" (4.88m x 2.29m)

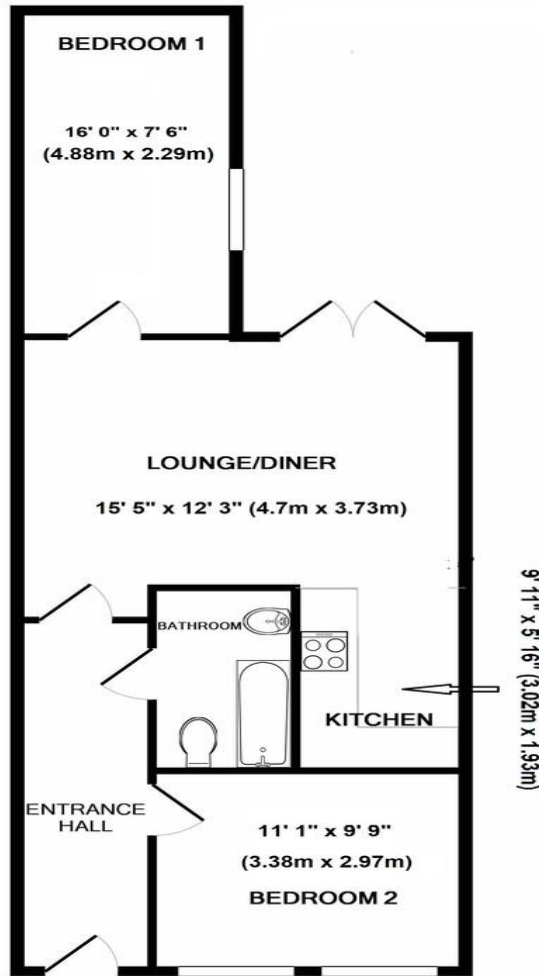
BEDROOM  
11' 1" x 9' 9" (3.38m x 2.97m)

BATHROOM

## OUTSIDE

REAR PATIO GARDEN





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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