



## Flat 4, 7 Bedford Place Brighton BN1 2PT

Asking Price Of £200,000

- SPACIOUS STUDIO ROOM
- NEW KITCHEN
- BATHROOM
- ENTRANCE HALL
- NEW UPVC DOUBLE GLAZED WINDOWS
- NEW 999 YEAR LEASE
- NEUTRALLY DECORATED
- NO ONWARD CHAIN

A well presented second floor apartment ideally positioned in a central location just a few minutes' walk from Brighton seafront.

All rooms open off a welcoming entrance hall, creating a bright and airy flow throughout the property. There is a newly fitted kitchen, a modern bathroom, and a spacious, versatile studio room.

Offered to the market with no onward chain and benefiting from a new 999 year lease, this property represents an excellent opportunity for first-time buyers, investors, or those seeking a seaside home in a prime location.

## ENTRANCE HALL

**KITCHEN** Newly fitted, incorporating stainless steel sink with drainer and mixer tap, laminate worksurface with cupboards under, matching eye level wall cupboards, inset ceramic hob with extractor over, oven, tiled splashback, fridge, plumbing for washing machine, UPVC double glazed sash window.

**STUDIO ROOM** UPVC double glazed bow window, two radiators.

**BATHROOM** Comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, part tiled walls, radiator.

**OUTGOINGS** NEW 999 YEAR LEASE

## MAINTENANCE

All flats are currently owned by the freeholder so maintenance is on an as and when basis. The building has just had works completed to the chimney stacks, front and rear elevations redecorated, all new UPVC double glazed windows installed at the rear and the communal hall painted.

**Council Tax Band B (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).**

**We recommend that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**

## BEDFORD PLACE

HOVE

APPROXIMATE GROSS INTERNAL AREA  
40.6 sq m / 437 sq ft  
INCLUDING LIMITED USE AREA OF  
0.1 sq m / 1 sq ft



Floor plans for illustration and identification purposes only and is not to scale.  
Rooms, galleries, balconies and terraces are illustrative only and are not included in area calculations. All site plans are for illustration purposes only and are not to scale.  
Scales shown are approximate. Site plans are produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPS2).

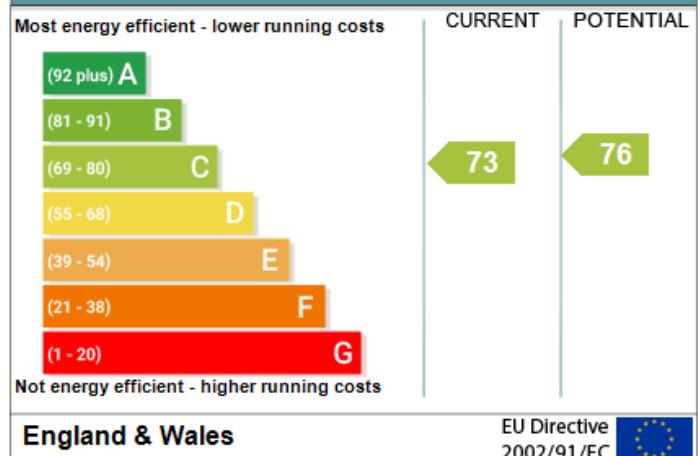
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**RRN:** 0370-2686-0590-2326-8875

## Energy Rating



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