



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

Asking Price Of £260,000

- RAISED GROUND FLOOR APARTMENT
- DELIGHTFUL LIVING ROOM
- DOUBLE BEDROOM
- KITCHEN
- BATHROOM
- NEUTRALLY DECORATED
- NEW 999 YEAR LEASE
- NO ONWARD CHAIN

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

The property features a delightful living room with high ceilings, creating a bright and airy feel throughout. There is a well proportioned double bedroom, all finished in neutral décor, providing a blank canvas for a new owner. Further accommodation includes a separate fitted kitchen and separate bathroom.

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

### Under stairs storage.

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards under, eye level wall cupboards, inset ceramic hob, oven and extractor, fridge, washing machine, tiled splashback, UPVC double glazed sash window, tiled splashback.

**LIVING ROOM** A delightful room with high ceiling, sash bow window, feature fireplace with tiled insert, radiator, coving.

**BEDROOM** UPVC double glazed sash window, radiator, cupboard housing 'Viessmann' gas fired boiler.

**BATHROOM** Comprising panelled bath with 'Triton' electric shower over, glazed screen, pedestal wash hand basin, low level w.c, radiator, part tiled walls, UPVC double glazed sash window.

## 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  
51.3 sq m / 552 sq ft  
INCLUDING LIMITED USE AREA OF  
1.2 sq m / 12 sq ft



Ground Floor  
51.3 sq m / 552 sq ft

Floor plan for illustration and identification purposes only and is not to scale. Room, galleried, balconies and terraces are illustrative only and are not to scale. Room areas are calculated on the basis of the floor plan. Total internal area is calculated on the basis of the floor plan. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' 'Presentation Property Measurements' (2002).

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Measuring Points  
S Storage Cupboard  
W Fitted Wardrobes  
Garden Shuttered for Display  
T Hot Water Tank  
FF Skylight  
Ceiling Height  
Integrated Fridge / Freezer  
Head Height below 1.5m  
Boiler

**BESPOKE**  
PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		54 E
21-38	F		
1-20	G		

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