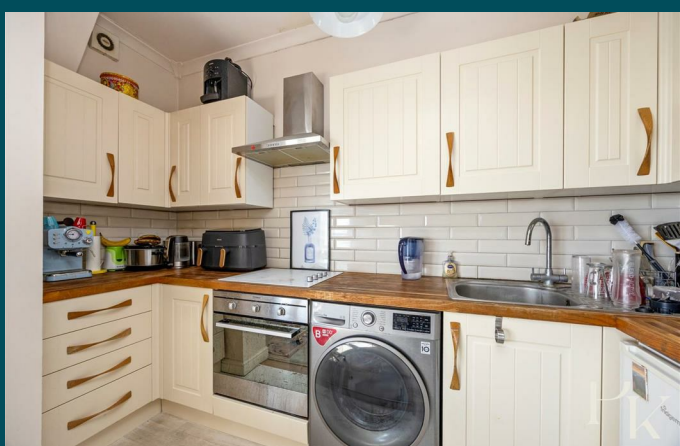
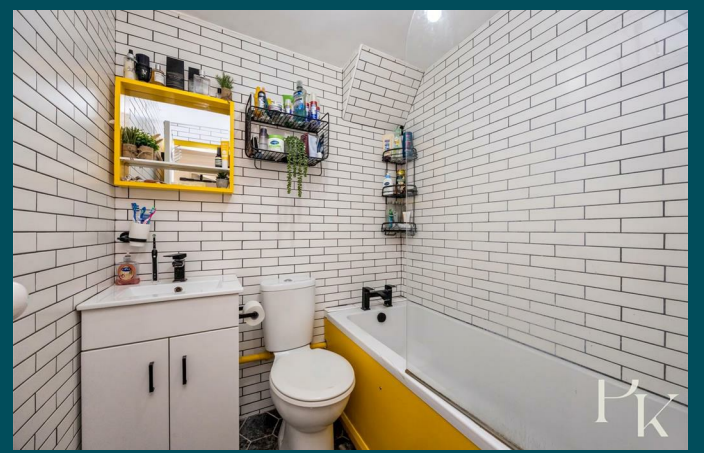




37-38 Bedford Square  
Brighton, BN1 2PL

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# 37-38 Bedford Square

Brighton, BN1 2PL

**Offers over £240,000**

Few city centre apartments can rival the outlook on offer here. Overlooking Bedford Square and the seafront beyond, this beautifully presented one-bedroom apartment enjoys spectacular sea views and an enviable position in the heart of Brighton.

Situated on the third floor of an attractive period building, the property offers a wonderful blend of character, natural light and contemporary styling, all complemented by some of the finest coastal views the city has to offer. The impressive sitting/dining room forms the centrepiece of the home, where a striking bay window perfectly frames panoramic views across the square, Brighton beach and the English Channel beyond. Bathed in natural light throughout the day, this elegant space provides the ideal setting for both relaxing and entertaining.

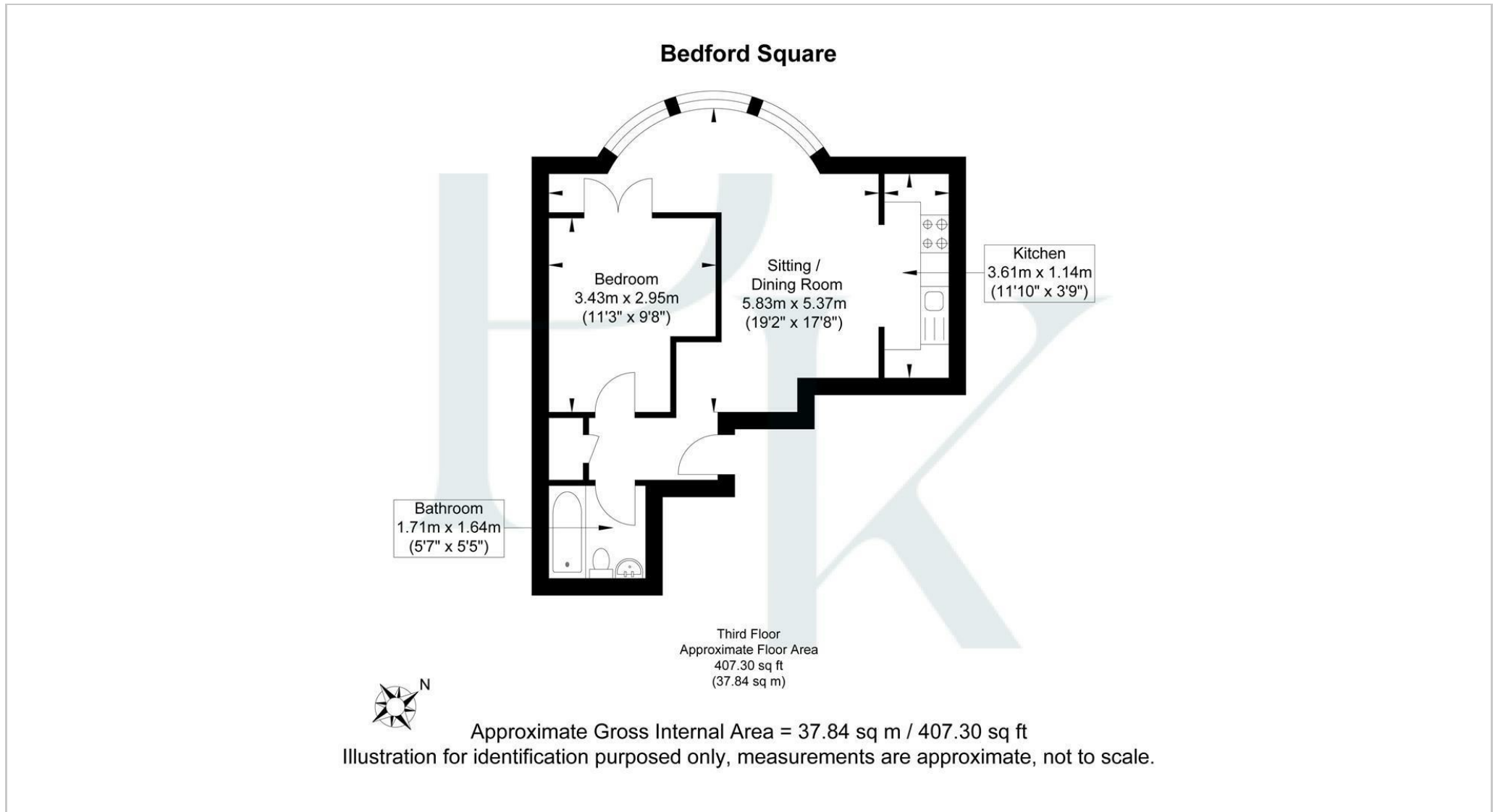
The separate kitchen has been thoughtfully fitted with a range of modern units, generous worktop space and integrated appliances, creating a practical yet stylish environment for everyday living.

The double bedroom is well-proportioned and enjoys a peaceful position within the apartment, whilst the contemporary bathroom has been tastefully finished to provide a clean and modern feel. Measuring approximately 407 sq ft, the property offers surprisingly spacious accommodation, perfectly suited to first-time buyers, investors, those seeking a second home by the sea or anyone looking to embrace Brighton's renowned coastal lifestyle.

The location is nothing short of exceptional. Bedford Square is one of Brighton's most iconic seafront addresses, perfectly positioned between the beach and the vibrant city centre. The promenade, i360, Churchill Square Shopping Centre, Brighton Station and an eclectic selection of independent cafés, restaurants and bars are all within easy walking distance, placing the very best of Brighton and Hove on your doorstep.

Whether enjoying a morning coffee overlooking the sea, an evening stroll along the promenade or the convenience of city living moments from home, this outstanding apartment offers a lifestyle that is difficult to replicate elsewhere.

A rare opportunity to acquire a beautifully presented seafront apartment with breathtaking views in one of Brighton's most prestigious locations.



Energy Efficiency Rating	
Current	Potential
84	59

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	G

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

**Pearson  
Keehan**