

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

Background User  
T: 01273 915400  
E:



## Bedford Square , Brighton, BN1 2PL £1,100 Per Month

Raised ground floor, one bedroom, conversion flat in fantastic location within walking distance of the beach and close to local shops, bars and restaurants and with easy access to public transport.

The flat is light and bright and the lounge has a bay window overlooking the communal square to the front of Bedford Square. The double bedroom is to the rear of the flat with built in storage space. The bathroom leads from the bedroom with a bath, w.c. basin and shower cubicle.

Fitted kitchen with a range of units and including an electric oven, gas hob, and fridge.

The property is unfurnished, including white goods and would suit anyone looking for a home with easy access to the city centre.

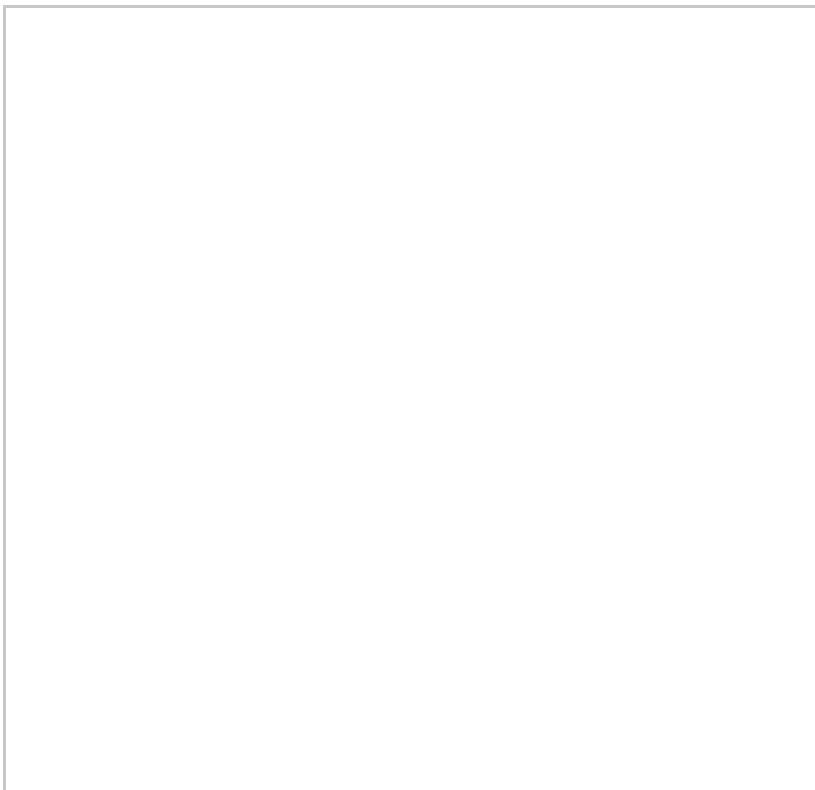
Available 7th February 2025.

EPC Rating: C  
Call to view on 01273 915400  
Weekly rent: £253.84  
Council Tax Band: A



[www.tpsb.co.uk](http://www.tpsb.co.uk)

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.