



Flat 5, 7 Bedford Place

Brighton BN1 2PT

Asking Price Of £170,000

- NEW 999 YEAR LEASE
- GOOD SIZE KITCHEN
- STUDIO ROOM
- SHOWER ROOM

- NO ONWARD CHAIN
- DESIRABLE LOCATION
- NEUTRALLY DECORATED
- TOP FLOOR

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

Approached via an internal staircase leading to the delightful studio room with the benefit of a separate good size kitchen and shower 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 WITH STAIRS TO TOP FLOOR

LANDING Cupboard housing hot water cylinder, second fitted cupboard for storage, electric heater.

STUDIO ROOM

UPVC double glazed window, velux window, electric heater.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, electric cooker, fridge, washing machine, tiled splashback, velux window.

SHOWER ROOM Comprising walk in shower, wash hand basin, low level w.c, heated ladder style towel rail.

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 A (taken from the government website, 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
35.1 sq m / 376 sq ft
INCLUDING LIMITED USE AREA OF
3.6 sq m / 38 sq ft



Second Floor 1.1 sq m / 11 sq ft
Third Floor 34 sq m / 365 sq ft

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Floor plan is for illustration and identification purposes only and is not to scale. Plans, sections, elevations and levels are illustrative only and excluded from all areas of calculation. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
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Measuring Points
Storage Cupboard
Fitted Wardrobes
Garden Shrouded for Display
Skylight

Measuring Points
Storage Cupboard
Fitted Wardrobes
Skylight

Ceiling Height
Hot Water Tank
Integrated Pridge / Freezer
Head Height Below 1.5M
Scale

Certified Property Measurer
BESPOKE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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