

# Bedford Place

## Brighton

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## About the property

GUIDE PRICE £300,000 - £325,000

A beautiful, spacious and bright top-floor period apartment, ideally positioned in a highly desirable central location just moments from the seafront and within easy reach of both central Brighton and Hove.

Arranged across three floors, the accommodation offers a wonderful sense of space, privacy and character. The large reception room is a particularly impressive feature, with an attractive bay window that floods the room with natural light and offers lovely sea views. Built-in seating provides a perfect spot to relax and enjoy the outlook, while the generous proportions allow ample space for both a lounge and dining area.

A staircase leads to a large loft room above, featuring a skylight with views towards the seafront and useful built-in eaves storage, creating a versatile additional space.

The principal bedroom is well proportioned, with a large window allowing plenty of natural light and built-in cupboard storage. A mezzanine level located within the stair hallway is currently arranged as a practical home office, further enhancing the sense of space and flexibility within the apartment.

The kitchen is well proportioned, modern and well appointed, with space for a dining table and plenty of natural light from a large south-facing window. Adjacent is the contemporary bathroom, stylishly presented with modern fittings. The hallway also benefits from additional cupboard storage.

Tasteful neutral décor throughout enhances the calm and welcoming atmosphere of the home.

Enjoying a highly sought-after setting, Bedford Place sits just off the seafront and only a short stroll from the beach. Perfectly positioned between central Brighton and Hove, the apartment is moments from the many amenities of Western Road, while Brighton and Hove mainline train stations are both within easy reach.

## Bedford Place Brighton



1

BEDROOM

2

RECEPTION

1

BATHROOM

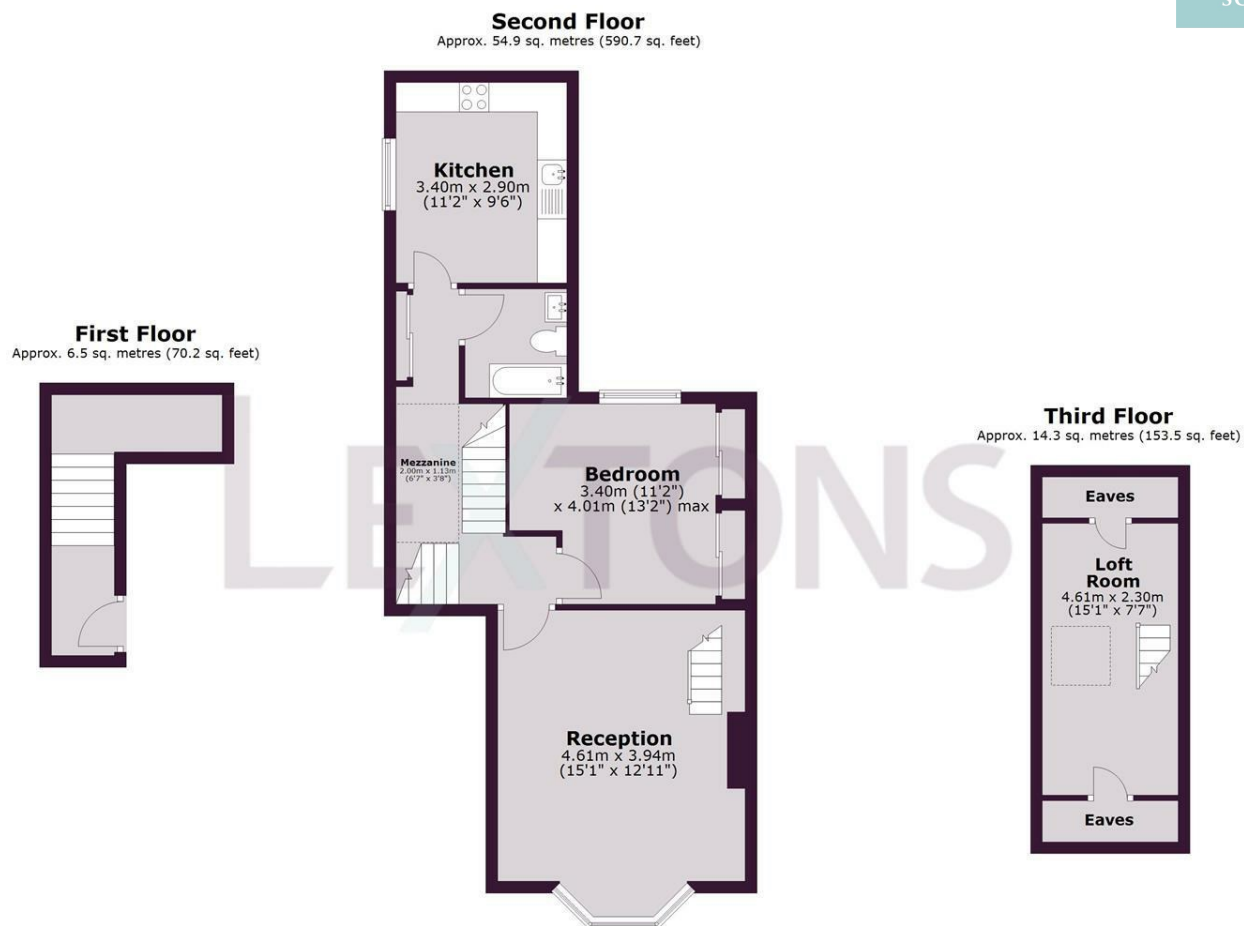








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Total area: approx. 75.7 sq. metres (814.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	