



## Bedford Place, Brighton, BN1 2PT

£1,200 Per month



- Central Location
- Double Bedroom
- Lounge leading to Kitchen
- Available start of September

- Minutes from the Seafront
- Modern Shower Room
- Electric Heating

# Bedford Place, Brighton, BN1 2PT

## £1,200 Per month



### Summary

1 Bedroom property located in the heart of Brighton, just a short walk from the Seafront. With a generously sized double bedroom, modern shower room, Lounge leading to kitchen diner.

Situated in a central location, this property offers easy access to all the amenities and attractions that Brighton has to offer.

Don't miss the opportunity to make this lovely property your new home sweet home in the lively and picturesque City of Brighton.

### Lounge

9'9" x 9'8" (2.98m x 2.95m)

White walls, Grey carpet - Steps down to Kitchen

### Kitchen

8'11" x 7'1" (2.72m x 2.16m)

White units, Wood effect Worktop, Induction Hob, Oven, Space and plumbing for Fridge and Washing Machine

### Bedroom

8'6" x 10'5" (2.6m x 3.2m)

Large Double Bedroom, White walls, Grey Carpet, Electric Heater - Steps down to Shower Room

### Shower room

8'8" x 3'10" (2.66 x 1.18)

Shower Cubicle, Wash hand Basin, WC, Mirrored storage Cabinet

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>		
(55-68) <b>D</b>	<b>63</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	

