

Bedford Square, Brighton

£275,000



- **A Wonderful Grade II Listed Split-Level Second Floor Regency Conversion**
- **Well Presented & Spacious With High Ceilings**
- **One Double Bedroom**
- **18ft West Facing Bay Fronted Lounge / Diner & Separate Modern Kitchen**
- **Potential To Create 2<sup>nd</sup> Bedroom**

## Bedford Square, Brighton, BN1 2PL



Whether you're looking for your first home, a solid buy to let investment or a fabulous seaside holiday bolthole then look no further! Situated in the heart of the City centre, picturesque Bedford Square overlooks beautifully maintained gardens with stunning ocean views down & out to sea. This Grade II listed property benefits from high ceilings, a share of the Freehold and no onward chain.

The well presented & generous split-level living accommodation comprises of entrance hall, an impressive West facing sunny bay fronted lounge / diner with wonderful views over the square gardens & out to sea, bathroom, double bedroom with a peaceful rear aspect and stairs down to the separate modern kitchen. There is potential here to reconfigure the layout and create a second bedroom which is an amazing option to have!

Bedford Square is not just convenient for the seafront and promenade but lies just two streets South of the always vibrant & trendy Western Road. Here you'll find a vast array of high street shops, bars, cafes, coffee shops, delicatessens, restaurants, boutique shops, gyms, a Waitrose supermarket and much more ready for you to explore! Living here will certainly be exciting and you'll be sure of experiencing that famous cosmopolitan lifestyle that this City is so well known for!



## Accommodation

### SECOND FLOOR

ENTRANCE HALL

WEST FACING BAY FRONTED  
LOUNGE / DINER  
18' 8" x 18' 4" (5.69m x 5.59m)

BATHROOM

DOUBLE BEDROOM  
11' 10" x 7' 10" (3.61m x 2.39m)

Stairs down to:

SEPARATE MODERN KITCHEN  
9' 6" x 5' 7" (2.9m x 1.7m)



## Second Floor

Total area approx. 65 sq.m. (700 sq.ft.)

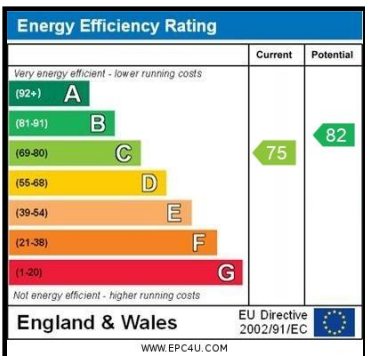




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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