



Flat 2, 7 Bedford Place

Brighton BN1 2PT

Asking Price Of £250,000
Leasehold

- RAISED GROUND FLOOR APARTMENT
- DELIGHTFUL LIVING ROOM
- DOUBLE BEDROOM
- KITCHEN
- BATHROOM
- NEUTRALLY DECORATED
- NEW 999 YEAR LEASE
- NO ONWARD CHAIN

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

The property features a delightful living room with high ceilings, creating a bright and airy feel throughout. There is a well-proportioned double bedroom, all finished in neutral décor, providing a blank canvas for a new owner. Further accommodation includes a separate fitted kitchen and separate bathroom.

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

Under stairs storage.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards under, eye level wall cupboards, inset ceramic hob, oven and extractor, fridge, washing machine, tiled splashback, UPVC double glazed sash window, tiled splashback.

LIVING ROOM A delightful room with high ceiling, sash bow window, feature fireplace with tiled insert, radiator, coving.

BEDROOM UPVC double glazed sash window, radiator, cupboard housing 'Viessmann' gas fired boiler.

BATHROOM Comprising panelled bath with 'Triton' electric shower over, glazed screen, pedestal wash hand basin, low level w.c, radiator, part tiled walls, UPVC double glazed sash window.

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 B (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
51.3 sq m / 552 sq ft
INCLUDING LIMITED USE AREA OF
1.2 sq m / 12 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plans, photos, videos and text are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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