

Bedford Place, Brighton

£325,000 - £350,000



- An Extremely Spacious First Floor Converted Flat
- One Double Bedroom
- Large Bay Fronted Lounge / Diner
- Separate Kitchen / Breakfast Room
- Utility / Laundry Room
- No Onward Chain & Moments From Seafront, Waitrose & Tai

## Bedford Place, Brighton, BN1 2PT



Bedford Place is an attractive sunny one-way street with permit parking available on both sides so whether you're looking for your first home sweet home, a solid buy to let investment or a second / holiday property by the sea - this spacious first floor converted flat is sure to tick your boxes! Situated in a prime position in the heart of the City centre, our famous seafront is visible from your front door and just a few steps down the road. You also have vibrant Western Road and Preston Street within strolling distance providing a huge choice of trendy cafes, restaurants, bars, boutique & convenience shops, supermarkets, gyms and more!

Internally accommodation comprises of a split-level entrance hall with access to all rooms, modern bathroom suite, a large double bedroom and a superb bay fronted lounge / diner overlooking the front, a wonderful separate kitchen with ample space for a table & chairs and a handy additional utility / laundry. The lounge / diner with its gorgeous full length windows is the perfect space for entertaining friends & family, eating and relaxing in with access onto a stunning wrought iron balcony where there's room for a bistro table & chairs and plants. There is also room for an office / desk area in the lounge if needed and you can open the windows up on a summer's day to let a cool ocean breeze through the property.

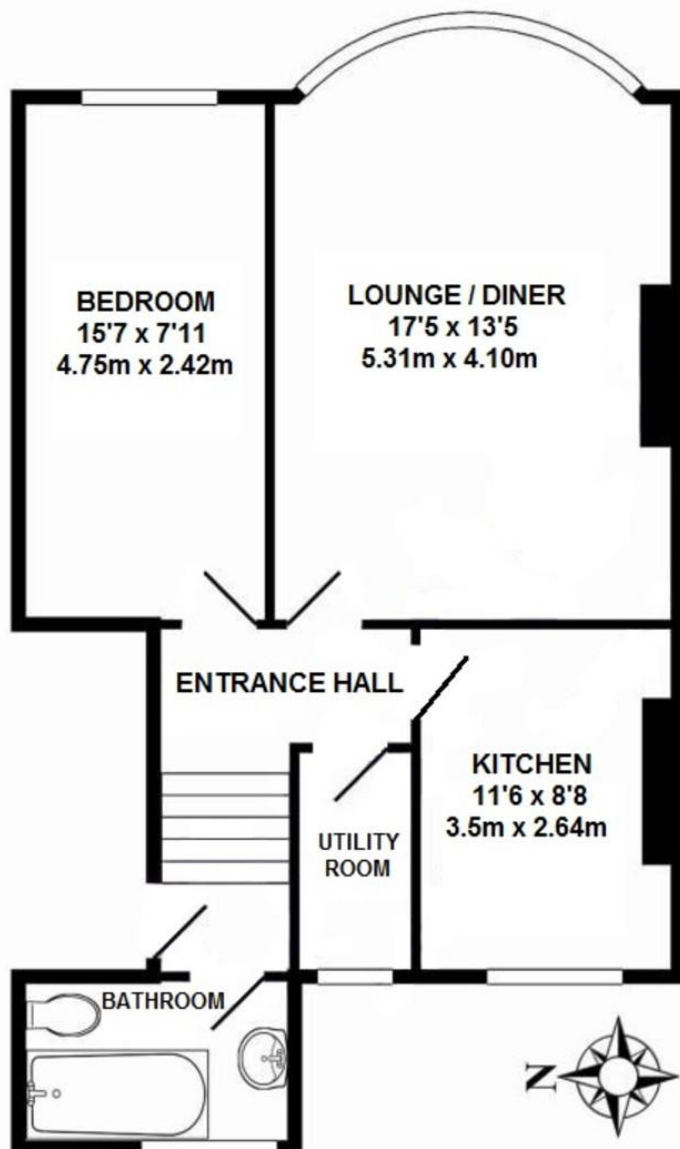
The current décor is neutral & stylish making the flat a real blank canvas perfect for its' next owner to move into & make their own. Other features of this brilliant flat include gas central heating & no onward chain. Living here would certainly be exciting, you will never be short of things to do and are sure to totally experience that cosmopolitan lifestyle that Brighton is so admired for!



## Picture this...

The location of this property could not be any more convenient with the hustle & bustle of Western Road at the top of your street. There you will find a huge and varied array of boutique shops, restaurants, trendy cafes, pubs, bars, convenience shops & supermarkets, gyms, beauty parlours...you name it, Western Road is where you'll find it!

And Churchill Square shopping precinct is just a short walk away if you want to shop 'til you drop!



BEDFORD PLACE BN1 2PT  
TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 SQ.M.)

## Accommodation

### FIRST FLOOR

SPLIT-LEVEL ENTRANCE HALL

BATHROOM

DOUBLE BEDROOM  
15' 7" x 7' 11" (4.75m x 2.41m)

BAY FRONTED LOUNGE / DINER  
17' 5" x 13' 5" (5.31m x 4.09m)

WROUGHT IRON BALCONY

SEPARATE KITCHEN  
11' 6" x 8' 8" (3.51m x 2.64m)

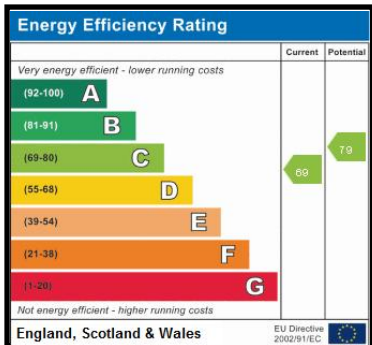
UTILITY ROOM



## 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 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

**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)

112 Western Road, Brighton, East Sussex, BN1 2AB

[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)