







## Bedford Towers, Brighton, BN1 2JG

Offers Over £800,000

An amazing opportunity to purchase a very special apartment with incredible city and coastal views. With over 2300 sqft of living space, there is real scope to make something very special.

### The Property

A unique opportunity to purchase and create a truly magnificent apartment, located on Brighton seafront. The apartment forms part of the 12th floor of the Bedford Towers building and enjoys fabulous far reaching views across the city and along the coast.

Previously two separate apartments that have now been combined, the property offers over 2,300 square feet of living space, currently arranged with two reception rooms, three sizeable bedrooms, kitchen, utility, two bathrooms, a separate WC and two enclosed balconies.

In addition to the above the apartment benefits from two very useful storage lockers. It is approached via a secure entrance and passenger lift, and is offered for sale with a long lease and no on-going chain.

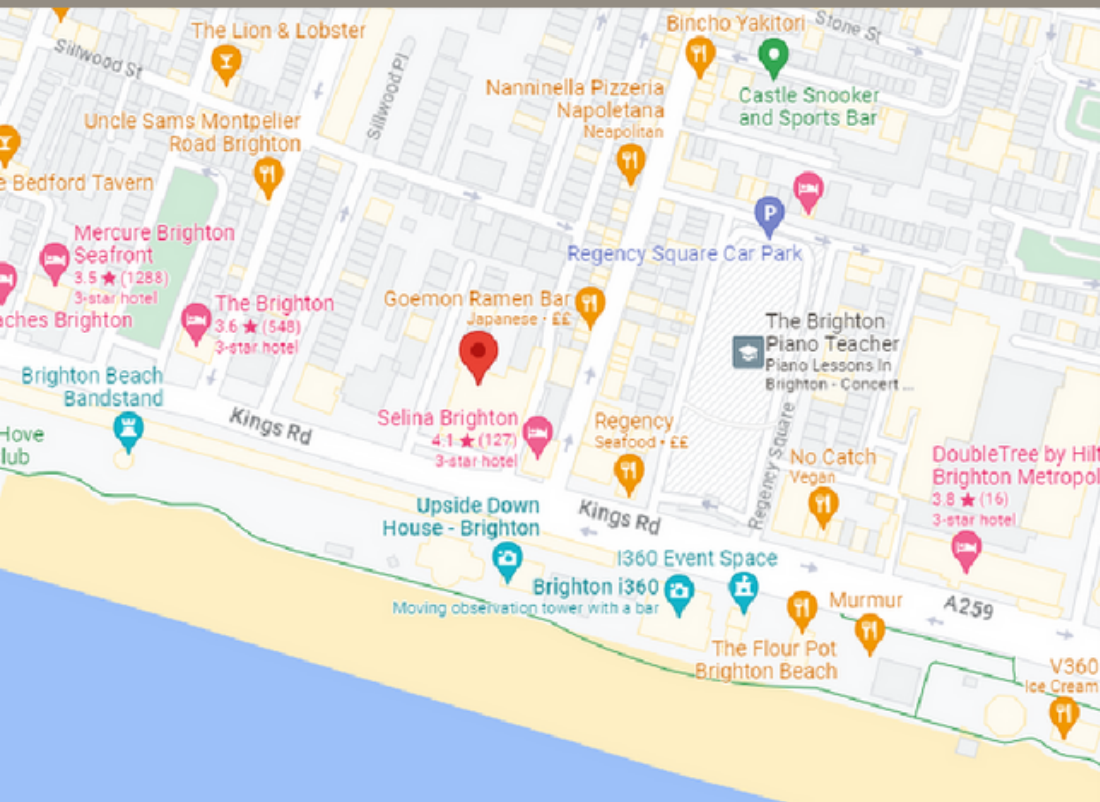
### The Area

Bedford Towers is on Kings Road, Brighton seafront and is close to British Airways i360 (500 feet). Located close to Western Road (0.2 miles) with its many local amenities including local shops, cafes, restaurants, bars and entertainment facilities, with Waitrose (0.2 miles) and Taj Grocers (0.1 miles) providing a variety of grocery options. In addition, Churchill Square Shopping Centre (0.4 miles) the acclaimed Theatre Royal & Dome Complex (0.8 miles), the Royal Pavilion (0.8 miles) and the diverse North Laine (0.5 miles) are all within easy reach. Brighton Mainline Station (0.9 miles), many bus routes, the A23 & A27 are all easily accessible providing access around Brighton, Hove and into London.



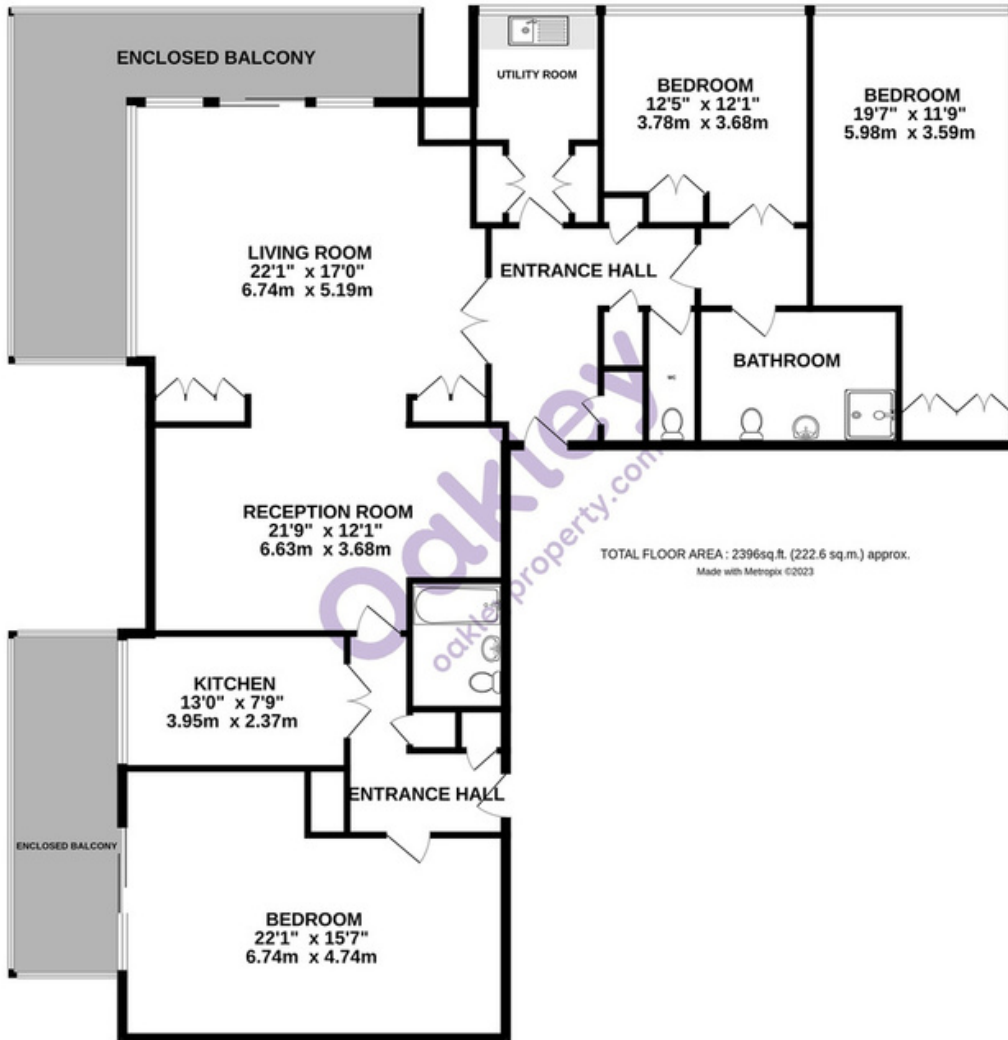








# TWELFTH FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		

## Agents Notes:

Tenure - Leasehold  
 160 years remaining on the lease  
 Service charge- £13,713.18 per annum- includes heating & hot water & contribution to the reserve fund  
 Ground rent- N/A  
 Council Tax - Band G



**SCAN ME**



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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