

# PHILLIPS & STILL

Bedford Square, Brighton

£300,000 - £325,000



- A Spacious Raised Ground Floor Regency Converted Flat
- Two Double Bedrooms
- Large Bay Fronted Lounge / Diner & Kitchen
- Stunning Views Over The Square & Out To Sea
- Share Of Freehold & No Onward Chain

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## Bedford Square, Brighton, BN1 2PN



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. The property also benefits from a share of the Freehold and no onward chain.

The generous living accommodation comprises of entrance hall, a large sunny bay fronted lounge / diner and kitchen with superb high ceilings & large windows giving you some truly stunning views over the square, bathroom and two fantastic double bedrooms with peaceful rear aspects. You also have a rear fire escape balcony area off of the master bedroom which is wonderful for opening up & letting the breeze in during the warmer months of the year!

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!



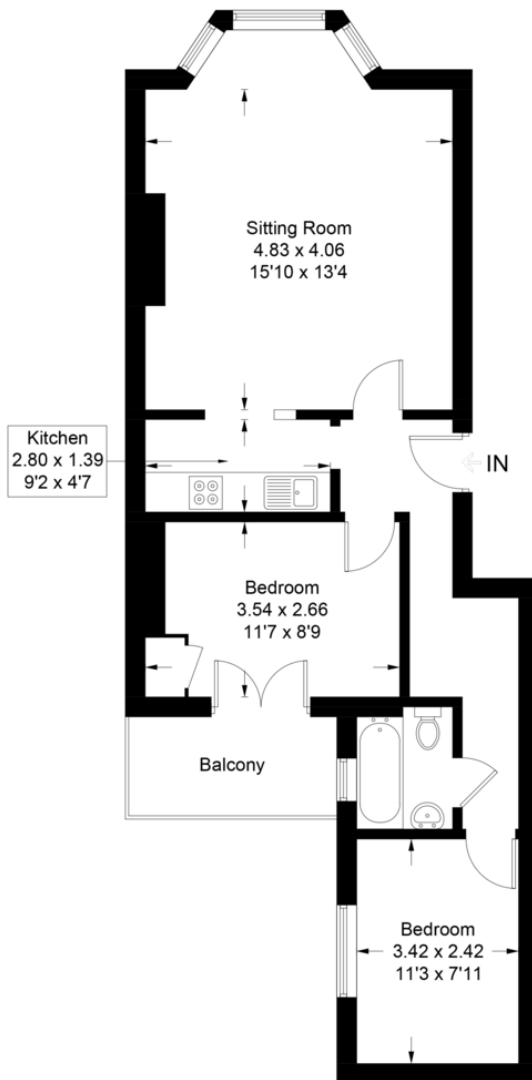
## Picture this...

This spacious Regency conversion offers you versatile living accommodation with the large lounge / diner making the perfect place to entertain friends & family as well as sitting down together for meals & relaxing!

If you're feeling more adventurous then you are within a short stroll of a vast array of entertainment, leisure facilities, shops, restaurants and bars as you are right in the heart of the City centre here!

### Bedford Square, Brighton, BN1 2PN

Approximate Gross Internal Area = 60.2 sq m / 648 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

## Accommodation

### RAISED GROUND FLOOR

ENTRANCE HALL

BAY FRONTED LOUNGE / DINER  
15' 1-" x 13' 4" (4.6m x 4.06m)

KITCHEN  
9' 2" x 4' 7" (2.79m x 1.4m)

BEDROOM ONE  
11' 7" x 8' 9" (3.53m x 2.67m)

BEDROOM TWO  
11' 3" x 7' 11" (3.43m x 2.41m)

BATHROOM

### OUTSIDE

REAR FIRE ESCAPE BALCONY  
AREA





## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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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