



Guide Price
£290,000
Share of Freehold

Bedford Square, Brighton

- SPANNING OVER 72 SQM
- ONE BEDROOM APARTMENT
- SHARE OF FREEHOLD
- POTENTIAL TO CONVERT TO A TWO BEDROOM
- HIGHLY SOUGHT AFTER LOCATION
- MOMENTS FROM THE SEAFRONT

GUIDE PRICE £290,000 - £300,000

Robert Luff & Co are delighted to bring to market this spacious one bedroom flat, spanning over 72sqm, situated on the lower ground floor of this converted Regency style building. Bedford Square is situated right in the heart of popular Brighton city centre, close to local shopping facilities and is within walking distance from Brighton's picturesque coastline.

Accommodation offers; spacious living area, separate kitchen, one double bedroom and bathroom. Further benefits include; additional office/annex, patio garden, minutes from the sea & a share of freehold.

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www.robertluff.co.uk

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Accommodation

Entrance Hall

Mezzanine Storage

Lounge/Diner 15'1 x 13'2 (4.60m x 4.01m)

Bedroom 12'10 x 11'2 (3.91m x 3.40m)

Bathroom

Kitchen 13'10 x 6'6 (4.22m x 1.98m)

Annex 12'4 x 7 (3.76m x 2.13m)

Rear Patio

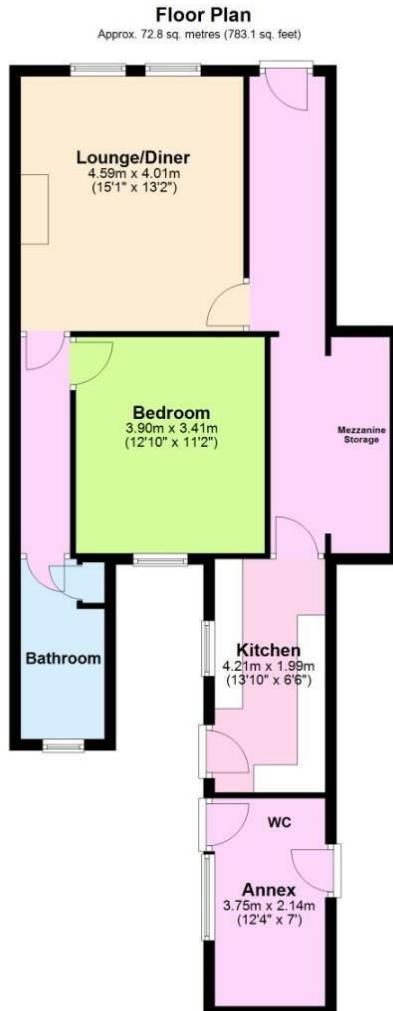


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Floorplan



Total area: approx. 72.8 sq. metres (783.1 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.