



Guide Price
£290,000
 Share of Freehold

Bedford Square, Brighton

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

**Robert
 Luff & Co**
 Sales | Lettings | Commercial

T: 01273 921133 E:
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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)

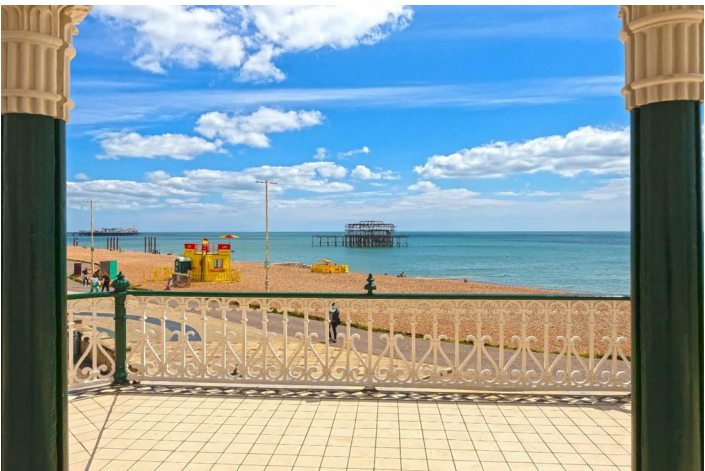
Rear Patio

28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 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 CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.