



Bedford Street, Brighton



Offers In Excess Of
£850,000
Freehold

- AN IDEAL INVESTMENT OPPORTUNITY
- FREEHOLD INVESTMENT SPLIT INTO SEVEN UNITS
- FOUR BEDSITS & THREE, ONE BEDROOM APARTMENTS
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER
- POTENTIAL TO EXTEND
- KEMPTOWN LOCATION

*** IDEAL INVESTMENT OPPORTUNITY ***

Robert Luff & Co are delighted to bring to market this ideal investment opportunity located in the heart of Kemptown in the ever popular Bedford Street. Kemp Town Village is famed for its boutique shops, artisan food shops and eateries. Just a stones throw away you will find Brighton seafront with its array of activities, bars and restaurants.

This freehold investment is currently arranged over five floors and comprises three one bedroom apartments and four bedsits. The basement apartment is in need of renovation however the rest of the apartments are currently let on shorthold tenancies.

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

T: 01273 921133 E:
www.robertluff.co.uk



Kitchen 6'7 x 4 (2.01m x 1.22m)

Bedroom 13'10 x 12'11 (4.22m x 3.94m)

Shower Room

Accommodation

Basement One Bedroom Apartment

Lounge/Diner 12'11 x 13'8 (3.94m x 4.17m)

Bedroom 13'10 x 12'5 (4.22m x 3.78m)

Storage Area 16'9 x 6'8 (5.11m x 2.03m)

Shower Room

WC

Ground Floor One Bedroom Apartment

Kitchen 12'8 x 9'3 (3.86m x 2.82m)

Lounge/Diner 12'11 x 12'8 (3.94m x 3.86m)

Bedroom 13'10 x 12'11 (4.22m x 3.94m)

Shower Room

Garden

Bedsit 1 12'11 x 12'8 (3.94m x 3.86m)

Shower Room

Bedsit 2 13'10 x 12'11 (4.22m x 3.94m)

Shower Room

Bedsit 3 13'10 x 12'8 (4.22m x 3.86m)

Shower Room

Bedsit 4 14 x 13'10 (4.27m x 4.22m)

Shower Room

Top Floor One Bedroom Apartment

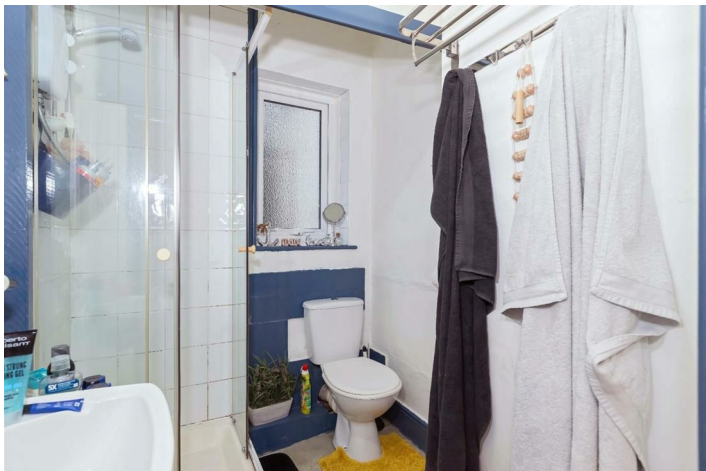
Lounge/Diner 12'11 x 12'8 (3.94m x 3.86m)

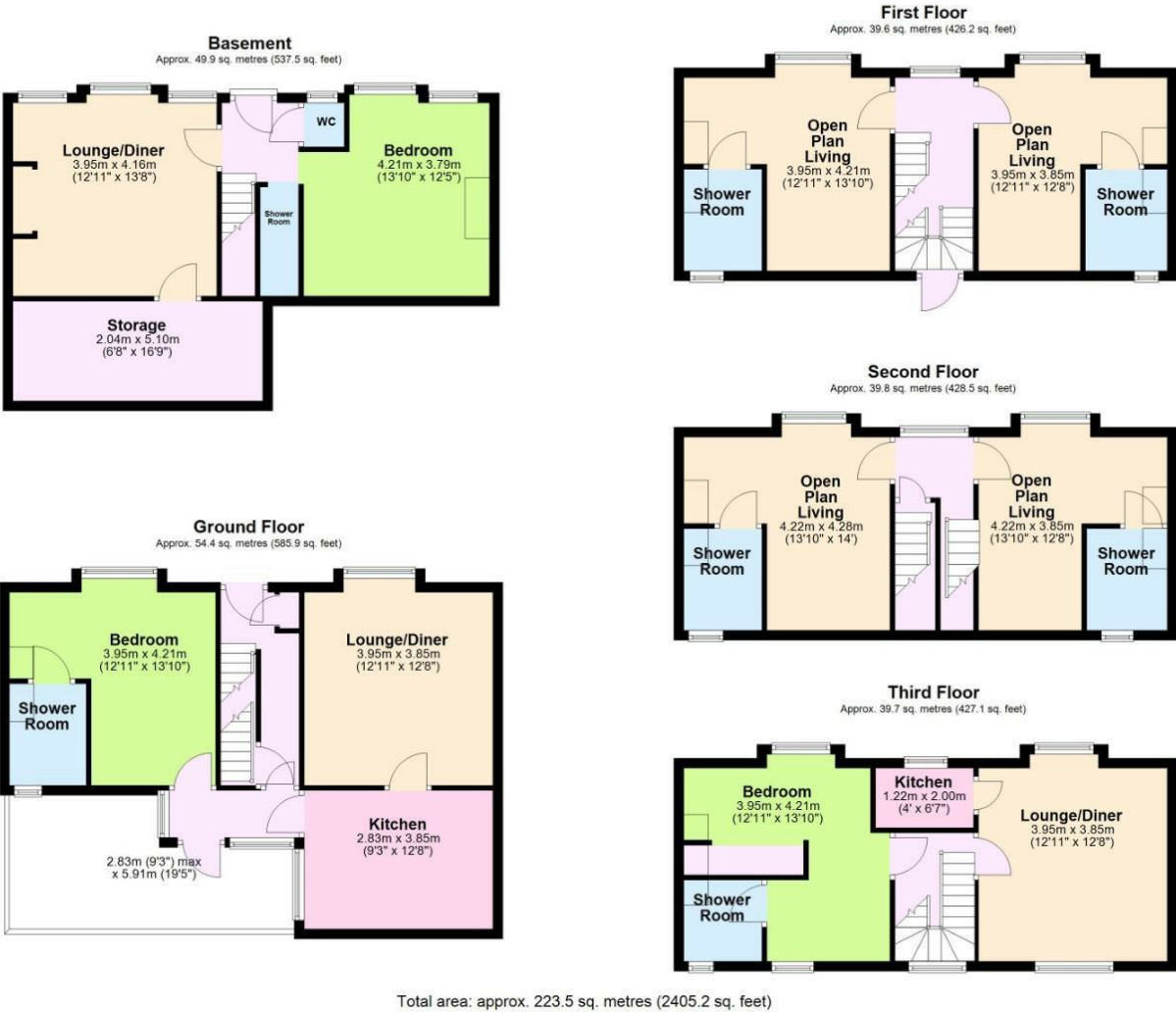
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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.