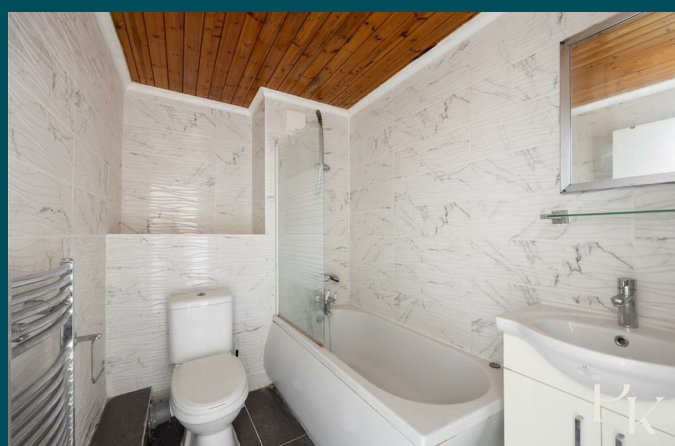




First Floor Flat, 13 Bedford Square  
Brighton, BN1 2PN



# First Floor Flat, 13 Bedford Square

Brighton, BN1 2PN

**Asking price £290,000**

Guide Price: £300,000-£325,000

Situated in one of Brighton's charming squares, this spacious two-bedroom first floor flat offers an enviable lifestyle just seconds from the seafront and amenities of Western Road.

With its elegant bay windows, private balcony, and direct views towards the sea and the iconic bandstand, the property combines period charm with exciting potential. The accommodation has a wonderfully bright and airy feel throughout. The property features a generous living room with a bay window that opens out to a balcony, creating a perfect spot to enjoy the sunshine and take in the views across the square and towards the seafront. The open-plan kitchen is fitted with an oven, hob and storage units.

Both bedrooms are well proportioned, with large windows allowing plenty of natural light. The main bedroom sits quietly to the rear of the property, while the second bedroom is positioned off the hallway and offers a flexible layout, ideal as a guest room or home office. A contemporary bathroom completes the internal accommodation.

Externally, the flat benefits from a private balcony overlooking the square's gardens, providing a wonderful connection to the outdoors and the coastal surroundings.

Bedford Square is a historic address in central Brighton, renowned for its Regency architecture. The property is just moments from the promenade and beach, as well as the vibrant shops, cafes and restaurants of Western Road. Excellent transport links are also close at hand, with bus routes to the city centre and Brighton Railway Station, making this a superb opportunity for anyone seeking a home by the sea.



## Bedford Square



Floor Plan  
Approximate Floor Area  
577.80 sq ft  
(53.68 sq m)

Approximate Gross Internal Area = 53.68 sq m / 577.80 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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	
69	80
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

Pearson  
Keehan