



20 BEDFORD SQUARE, BRIGHTON, BN1 2PN

LEASEHOLD £250,000

A TWO BEDROOM lower ground floor flat in a CONVERTED GRADE II LISTED BUILDING situated in this SOUGHT AFTER SEAFRONT SQUARE. The property benefits from OWN STREET ENTRANCE, OPEN PLAN LOUNGE/KITCHEN, FITTED KITCHEN AREA, SHOWER ROOM, PATIO, SHARE OF FREEHOLD, EPC D.

- VIDEO TOUR AND FLOORPLAN
- LOWER GROUND FLOOR FLAT
- CONVERTED GRADE II LISTED BUILDING
- SEAFRONT SQUARE
- OPEN PLAN LOUNGE/KITCHEN
- FITTED KITCHEN AREA
- TWO BEDROOMS
- SHOWER ROOM
- OWN STREET ENTRANCE





## ENTRANCE HALL

Laminated wooden flooring, recessed down-lighting, radiator.

## BEDROOM 1

Two east aspect sash windows, laminated wooden flooring, radiator.

## OPEN PLAN LOUNGE/KITCHEN

Glazed double doors REAR PATIO, recessed down-lighting, laminated wooden flooring, radiator.

## KITCHEN AREA

Fitted with a range of units comprising eye level wall cupboards and base cupboard and drawer units, roll top working surfaces over, stainless steel single bowl, single drainer sink unit with mixer tap, electric oven, electric hob with stainless steel extractor hood over, plumbed space for washing machine and dishwasher, space for fridge/freezer, recessed down-lighting, laminated wooden flooring.

## SHOWER ROOM

Fitted with a white suite comprising tiled shower cubicle with fixed and flexible hose shower heads, wash hand basin with mixer tap, low level close coupled WC, part tiled walls, recessed downlighting, chrome ladder effect heated towel rail, frosted glass window.

## BEDROOM 2

Dual aspect room with east aspect window overlooking rear patio, frosted window to side, radiator, wall mounted Worcester combination boiler, laminated wooden flooring.

## REAR PATIO

West aspect.

## ADDITIONAL INFORMATION

Lease - 154 years approximately

Maintenance - £1,400

Ground Rent - £150

Council Tax Band B - £1,818.49



## Bedford Square, Brighton



Approximate Floor Area  
589.86 sq ft  
(54.80 sq m)

Approximate Gross Internal Area = 54.80 sq m / 589.86 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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