



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

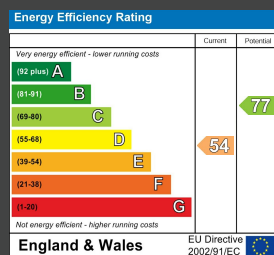


Approximate Floor Area
589.86 sq ft
(54.80 sq m)

Approximate Gross Internal Area = 54.80 sq m / 589.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2018



ENERGY PERFORMANCE CERTIFICATE (EPC)



DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

Tel: 01273 323000
Email: sales@brices.co.uk
www.brices.co.uk

360°
brices
VIRTUAL VIEWINGS

brices
sales & lettings