



Bedford Square, Brighton, BN1 2PN
£225,000



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SELLING HOMES
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A spacious two-bedroom flat occupying the lower ground floor of this attractive end-of-terrace building, ideally positioned in this extremely sought-after and central location, just moments from Brighton Seafront. The property greatly benefits from a private west-facing patio - a rare find for properties in this central location.

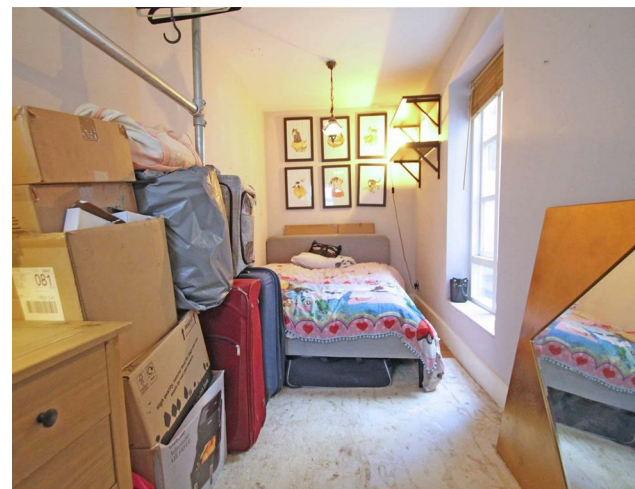




Further Information

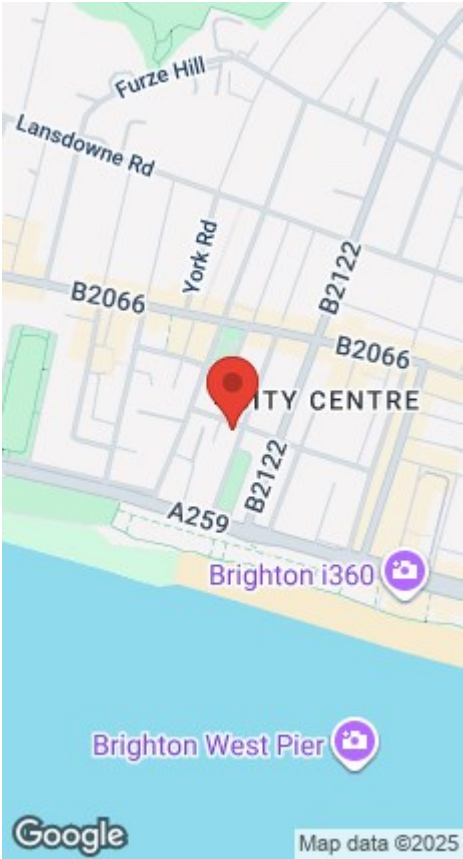
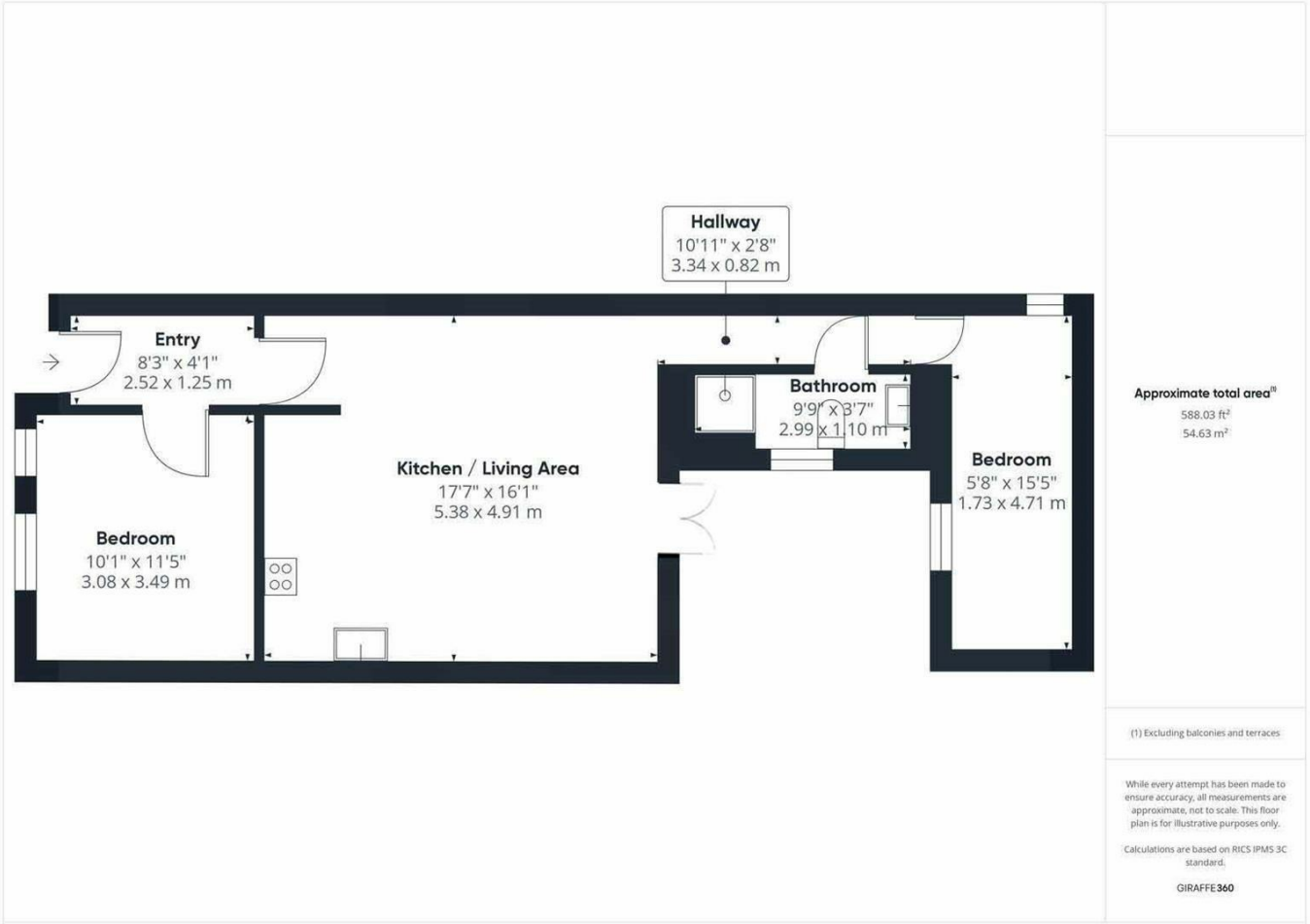
Approached via a private street entrance, the accommodation comprises two double bedrooms, contemporary shower room, and a generous open-plan kitchen/living room with double doors to the private west-facing patio. The kitchen is fitted with contemporary units, integrated appliances, and ample worktop space. The property is well-presented throughout with spacious accommodation, and early and internal inspection is highly recommended.

Bedford Square is a highly regarded residential area situated just moments from Brighton seafront, offering easy access to the promenade and beach. It's close to Western Road, where a variety of independent shops, cafes, and restaurants can be found alongside essential amenities. Brighton railway station is within walking distance, providing frequent services to London and beyond, while local bus routes offer convenient connections across the city. Bedford Square combines a quiet, residential atmosphere with the convenience of city living.



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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		
	66	79
England & Wales		EU Directive 2002/91/EC

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