



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



**GOLDiN
LEMCKE**

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Bedford Square, Brighton, BN1 2PN

£225,000

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.





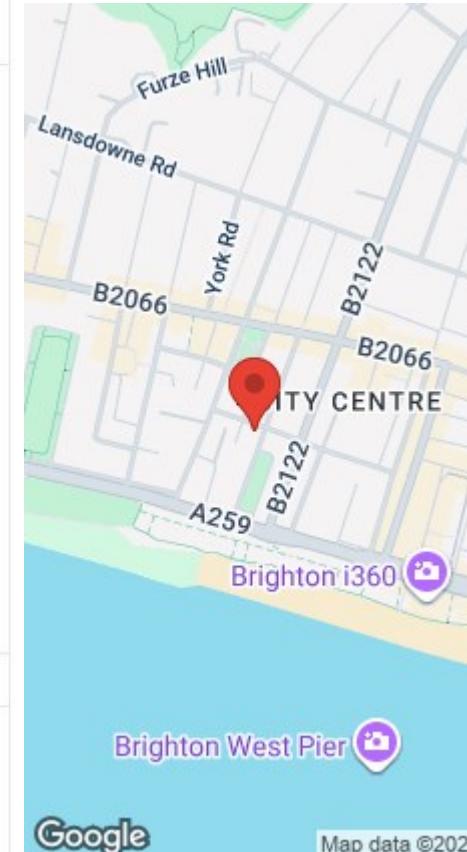
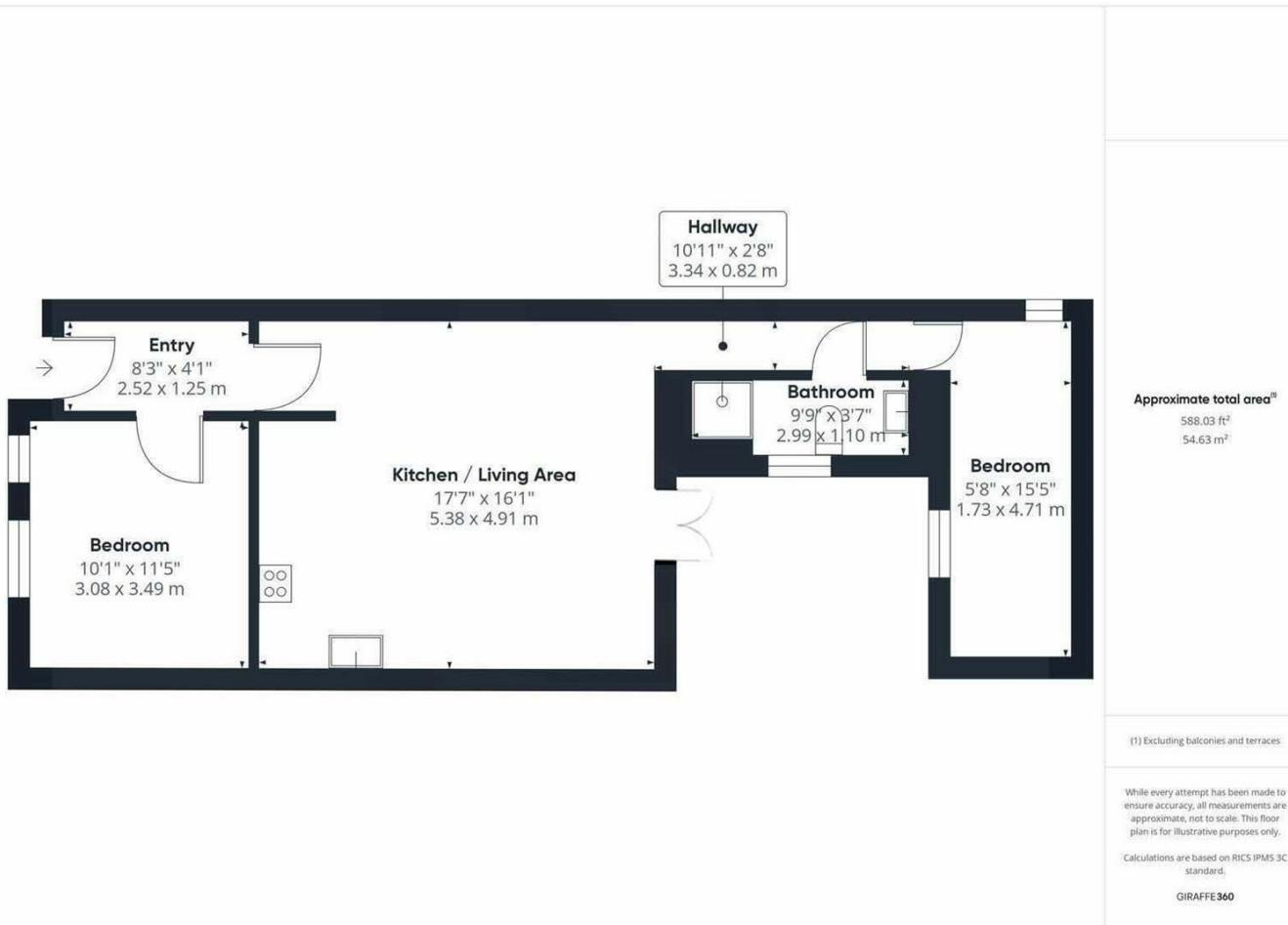
Further Information

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.

GOLDiNLEMCKE

01273 777123
GOLDINLEMCKE.COM



SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GOLDIN LEMCKE

01273 777123
GOLDINLEMCKE.COM

SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002