





Nestled in the charming Bedford Square, Brighton, this delightful period flat offers a unique blend of character and modern living. With one reception room, this property is perfect for those who appreciate a warm and inviting atmosphere. The flat features one well-proportioned bedroom, providing a comfortable retreat for relaxation.

The period architecture of the building adds a touch of elegance, showcasing the rich history of the area while still catering to contemporary lifestyles. The flat is ideally situated allowing easy access to the vibrant local amenities that Brighton is renowned for including shops, cafes, and the stunning seafront.

This property is an excellent opportunity for first-time buyers or those seeking a cosy retreat in one of the UK's most sought-after coastal cities. With its charming features and prime location, this flat is sure to appeal to anyone looking to enjoy the best of Brighton living. Don't miss the chance to make this lovely flat your new home.

- VIRTUAL REALITY TOUR AND FLOORPLAN
- CONVERTED GRADE II LISTED BUILDING
- ATTRACTIVE SEAFRONT SQUARE
- THIRD (TOP) FLOOR FLAT
- WEST ASPECT OPEN PLAN LOUNGE/KITCHEN
- KITCHEN AREA
- ONE BEDROOM
- LUXURY SHOWER ROOM
- SHARE OF FREEHOLD
- IDEAL FIRST BUY OR RENTAL INVESTMENT





### **THIRD FLOOR**

#### **OPEN PLAN LOUNGE/KITCHEN**

West aspect double glazed window, recessed downlighting, shelving, loft hatch, wall mounted panel heater.

#### **KITCHEN AREA**

Worktops with tiled surround and cupboard and drawers under, single bowl single drainer sink unit with mixer tap, electric oven, electric hob with stainless steel extractor fan over, plumbed space for washing machine, RCD unit, recessed downlighting, tiled floor.

#### **BEDROOM**

West aspect double glazed window, recessed downlighting, door to:

#### **SHOWER ROOM**

Fitted with white suite comprising marble tiled walk in shower cubicle with fixed and flexible hose shower heads, wash hand basin with mixer tap on stand with shelf under, fitted mirror over, Japanese electric toilet, recessed downlighting, recessed shelving, marble tiled walls and floor, wall mounted electric convector heater, extractor fan.

#### **USEFUL INFORMATION**

The exterior of the building is to be repainted/repaired and this has been paid for

New double-glazing windows throughout – (Certificate provided to Energy man when visiting)

New Consumer unit (rewire)

New doors throughout the flat

New carpets with soundproofing underlay

Complete new plumbing system giving excellent pressure to satisfy the new bathroom

Complete new bathroom

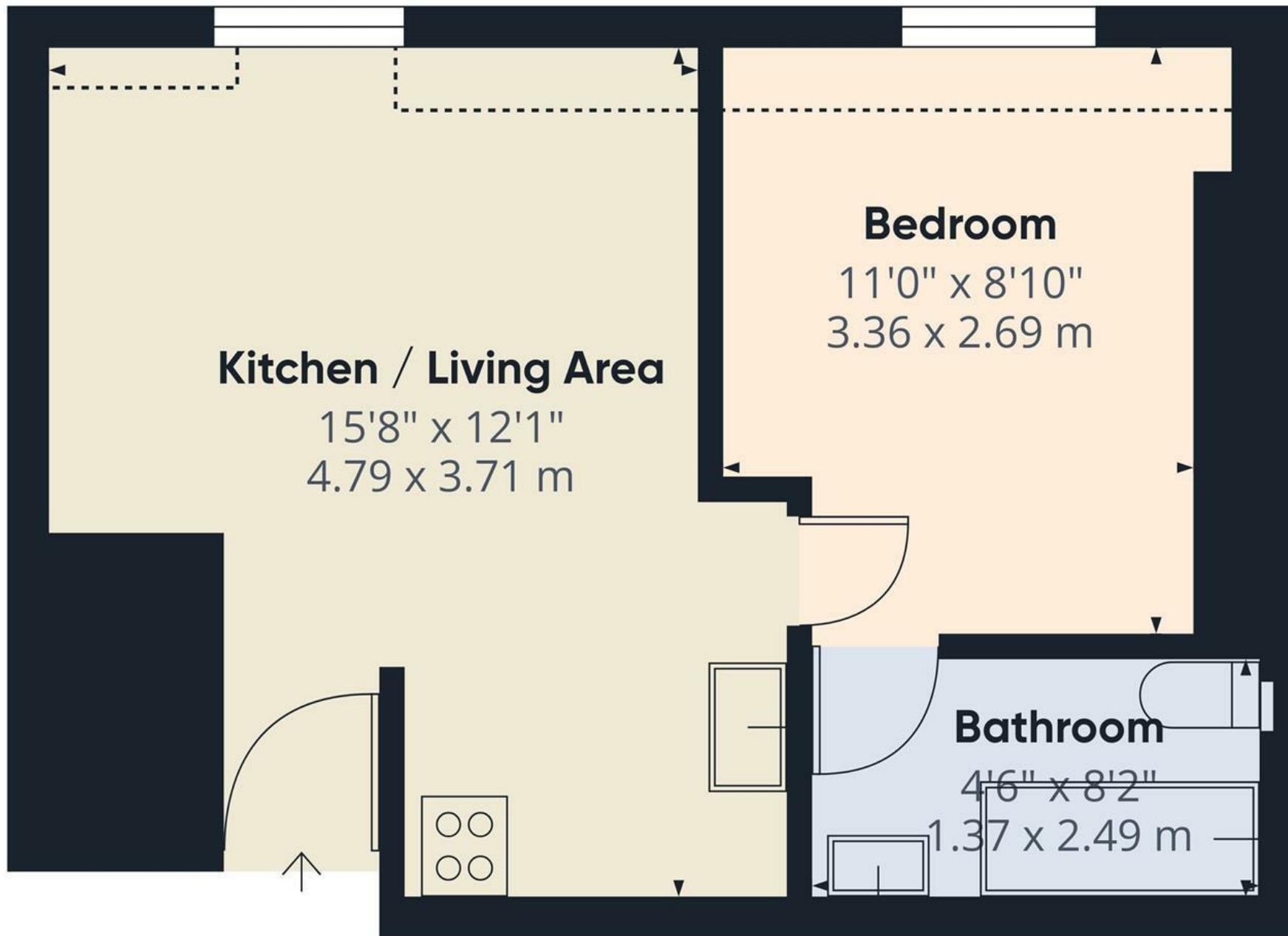
Freshly painted throughout flat.

#### **ADDITIONAL INFORMATION**

Lease - 185 years remaining

Maintenance/Ground Rent - £1,400 P.A.

Council Tax Band A - £1,719.63



**Approximate total area<sup>(1)</sup>**

309 ft<sup>2</sup>

28.7 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>

1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

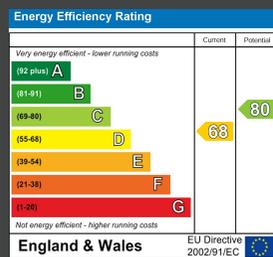
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## ENERGY PERFORMANCE CERTIFICATE (EPC)



**Council Tax Band: A**

**Maintenance: n/a**

**Lease Length: n/a**

**Ground Rent: n/a**

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