

19b Bedford Street

Brighton, BN2 1AN

Asking price £180,000

This one bedroom ground floor flat is situated right by the seafront with a range of waterside bars and restaurants close by as well as plenty of local amenities including boutique cafes, shops and leisure facilities making this a perfect lock up and leave seafront home or a lovely place to live day to day if you're wanting to be in walking distance of the hustle and bustle of what Kemptown has to offer. The property would also be ideal for a buy to let investor, the property is currently rented at £900pcm on as AST.

Brighton seafront is at the end of the road, ideal for a day out in the sun, walk along the promenade or ice cream on the beach. Brighton city centre is easily accessible by foot within minutes as well as Brighton hospital being close by and local bus routes can be found on the seafront road offering transport to Brighton centre and areas beyond.

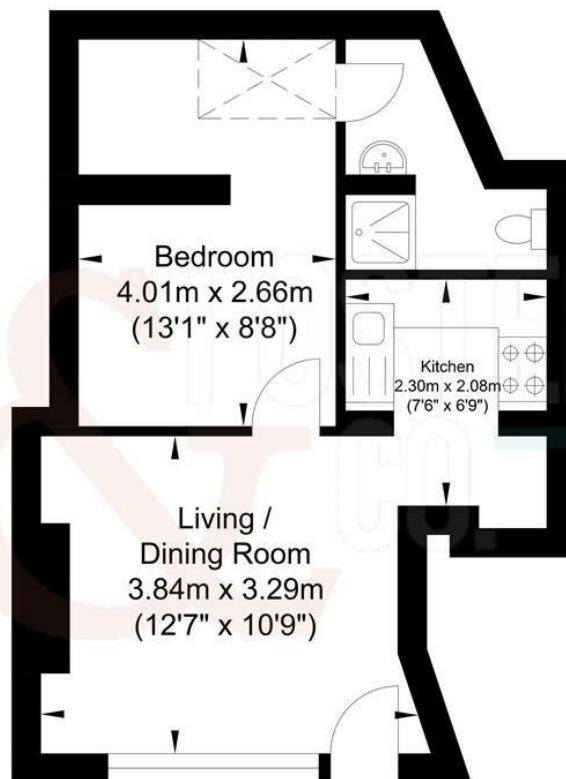
The flat itself has it's own private entrance, double bedroom with en-suite shower room, separate kitchen and living room.



- Guide price £200,000 - £215,000
- Private Street Entrance
- Separate Kitchen
- One Bedroom flat
- Ground Floor
- Close To Amenities & Brighton seafront
- En-suite Shower Room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Floor Area
344.12 sq ft
(31.97 sq m)

Approximate Gross Internal Area = 31.97 sq m / 344.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

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All measurements are approximate

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