

17 BEDFORD SQUARE, BRIGHTON, BN1 2PN

On the Instructions of Executors

Freehold Property Arranged As 5 x Self-Contained Flats

austin gray



Professional Services Office  
37 Vernon Terrace, Brighton, BN1 3JH  
Tel: 01273 20 19 89  
[www.austingray.co.uk](http://www.austingray.co.uk)

## Description

An opportunity to purchase this inner terraced unbroken residential freehold property built circa 1820. The accommodation is configured over 5 main floors, including lower ground, ground, first, second and third floors, arranged as 5 self-contained converted flats with some benefitting from oblique sea views. The property is currently producing an annual income of approximately £42,960 per annum exclusive, however, the annual income will increase once the ground floor flat is tenanted.

## Situation

The property is located on Bedford Square, within the Regency Square Conservation Area. The property lies in the top section of the square facing East and does not directly face the square. The property is approximately 0.6 miles to the West of Brighton City Centre with its array of local amenities, coffee shops, cafes, restaurants.

## Accommodation

The property has the following approximate Net internal floor areas:

FLOOR	SQ.M	SQ.FT
Lower Ground	61.78	665
Ground	53.28	573.50
First	44.05	474.15
Second	45.45	489.21
Third	51.70	556.49
	<b>256.26</b>	<b>2,758.35</b>







Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

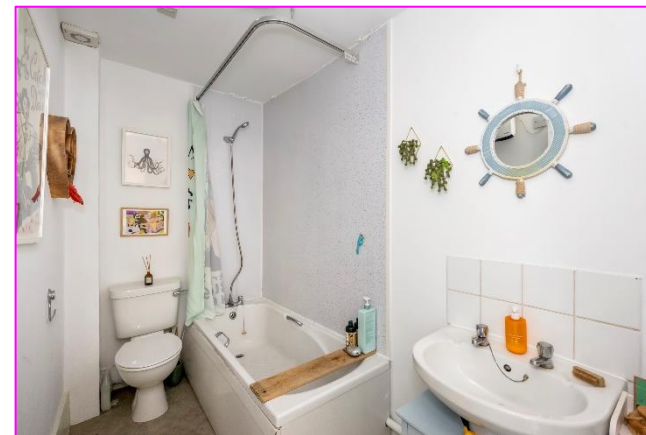
austin gray

## EPC's

FLOOR	EPC
Lower Ground	D
Ground	E
First	D (Expired)
Second	D
Third	D

## COUNCIL TAX

FLOOR	BAND
Lower Ground	A
Ground	B
First	B
Second	B
Third	A



## Tenancies

FLOOR	RENT / £ PCM	RENT / £ PA	Tenancies
Lower Ground	£975	£11,700	1 Bed - Let on an AST from 14 January 2022 expiring 13 July 2022. The tenant is holding over.
Ground	TBC	TBC	1 Bed – Vacant and requires refurbishment.
First	£760	£9,120	1 Bed - Let on a six month AST from 28 May 2014. The tenant is holding over.
Second	£995	£11,940	1 Bed - Let on and AST from 4 December 2024 expiring 3 June 2025. The tenant is holding over.
Third	£850	£10,200	Studio - Let on an AST from 27 June 2024 expiring 26 December 2024. The tenant is holding over.

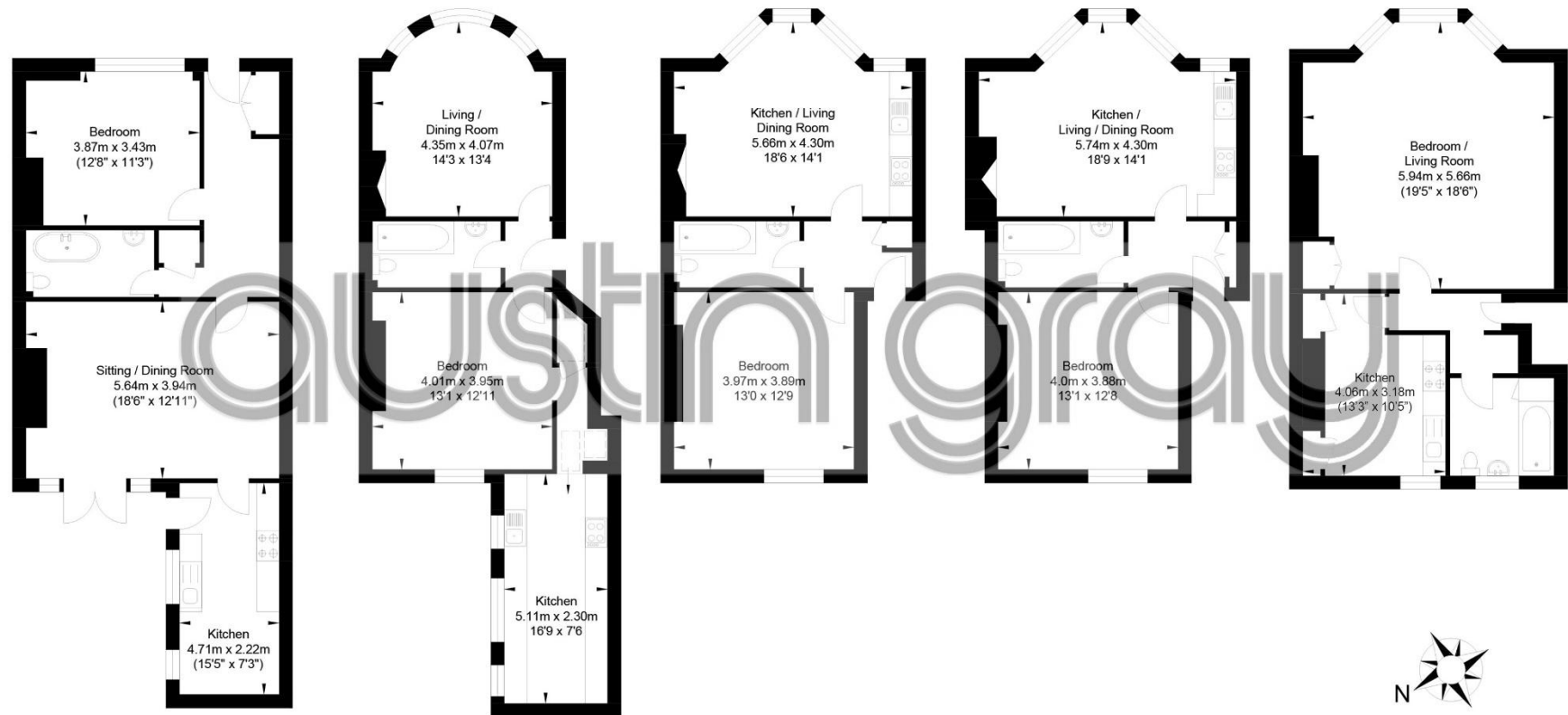
## Agent Notes

- Annual income to increase once the ground floor flat is refurbished and tenanted.
- Estimated rental value for the ground floor flat once refurbished is in the region of £1,100pcm.
- Potential for rental uplift when renewing AST's.

## VAT & Legal Fees

We understand the property is not elected for VAT. Each party to bear their own legal costs incurred.

## Bedford Square



Lower Ground Floor  
Approximate Floor Area  
665.0 sq ft  
(61.78 sq m)

Ground Floor Flat  
Approximate Floor Area  
573.50 sq ft  
(53.28 sq m)

First Floor Flat  
Approximate Floor Area  
474.15 sq ft  
(44.05 sq m)

Second Floor Flat  
Approximate Floor Area  
489.21 sq ft  
(45.45 sq m)

Third Floor Flat  
Approximate Floor Area  
556.49 sq ft  
(51.70 sq m)

Approximate Gross Internal Area = 256.26 sq m / 2758.35 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

austin gray





### All enquiries to:

James Haywood BSc (Hons)  
01273 915109  
[jameshaywood@austingray.co.uk](mailto:jameshaywood@austingray.co.uk)

Adam Hinchliffe MNAEA  
01273 201982  
[adamhinchliffe@austingray.co.uk](mailto:adamhinchliffe@austingray.co.uk)

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

austin gray