

10e Bedford Towers, Kings Road

Brighton BN1 2JG

Asking Price Of £400,000

- SUPERB APARTMENT
- DOUBLE BEDROOM & STORAGE
- OPEN LIVING LIVING ROOM
- MODERN FITTED KITCHEN
- CLOSE PROXIMITY TO AMENITIES
- ENCLOSED BALCONY WITH SEA VIEW
- GOOD CONDITION
- CLOSE TO TRANSPORT LINKS

Whitlock and Heaps are pleased to offer this exclusive apartment situated in a highly sought-after seafront location, this property is positioned above the Holiday Inn Hotel. Offering superb views towards the sea and across the city, this apartment is located to the west side of the building and located with easy access to seafront, excellent transport links to all parts of the city and Brighton train station, ideal central Brighton location, with an array of shops, restaurants and amenities on the doorstep. Brought to market with no onward chain.

ENTRANCE HALL Telecom, radiator.

KITCHEN Incorporating stainless steel bowl sink with mixer taps and drainer and tiled splash back, wooden worksurfaces with cupboards below and matching eye level cupboards, four ring hob with extractor above, double oven, space for appliances.

LIVING ROOM Fitted cupboards, enclosed balcony, radiator, UPVC double glazed windows with Westery views.

BEDROOM UPVC double glazed window, fitted wardrobes, radiator.

SHOWER ROOM Step in shower being fully tiled, vanity wash hand unit, shaving plug, low level w.c, extractor fan.

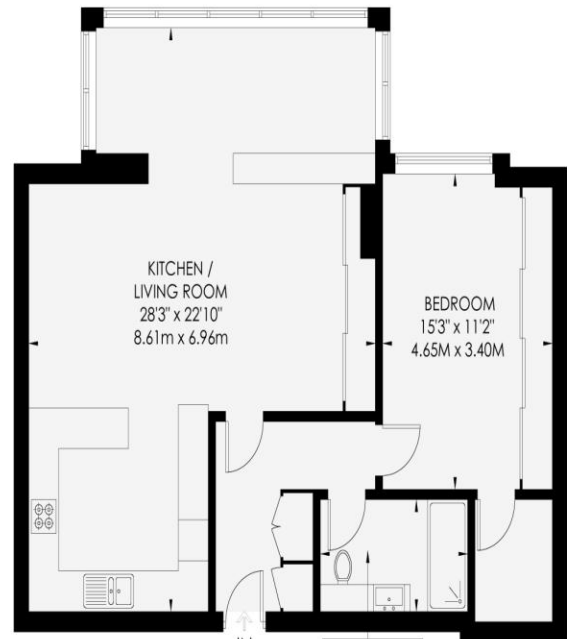
OUTSIDE Balcony with far reaching views of the sea.

OUTGOINGS Lease has 158 years unexpired
 Service charge: Year end 2024 £3,688.73 which covers heating, hot and cold water, lifts, porter, communal area cleaning, refuse collection, buildings insurance and management.
 Reserve fund: £2,400pa which is due to decrease once renovations are done. Approximately £1,000,000 in the pot.

BEDFORD TOWERS

APPROXIMATE GROSS INTERNAL AREA
79.6 sq m / 856 sq ft

HOVE



Tenth Floor
79.6 sq m / 856 sq ft

whitlock & heaps

Floor plan is for illustration and identification purposes only and is not to scale. Poth, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Measuring Points: S, W, G, SK

Storage Cupboard: T

Fitted Wardrobes: FF

Garden Shortened for Display: B

Ceiling Height: CH

Hot Water Tank: T

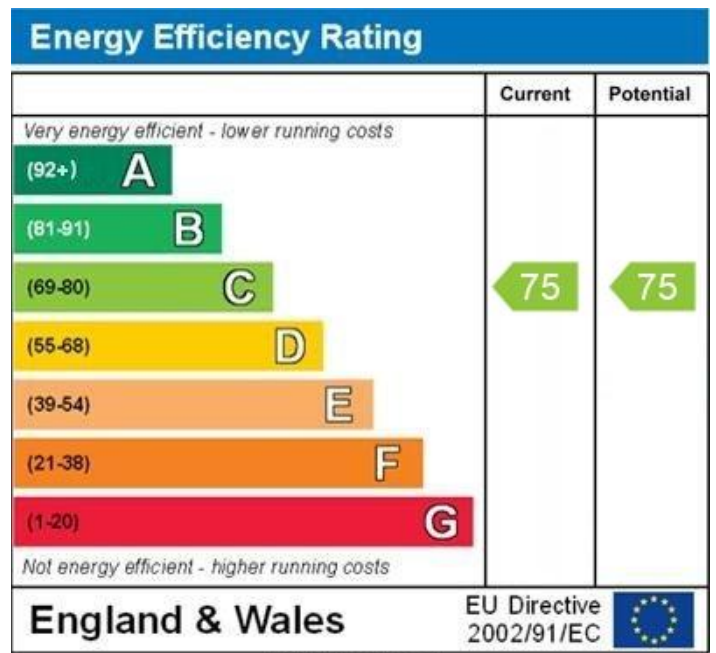
Integrated Fridge / Freezer: FF

Head Height Below 1.5m: B

Boiler: B

Certified Property Measure

BESPOKE PROPERTY MARKETING



Portslade Branch
 48 Boundary Road, Portslade BN3 4EF
 portslade@whitlockandheaps.co.uk
 01273 422706

Hove Branch
 65 Sackville Road, Hove BN3 3WE
 hove@whitlockandheaps.co.uk
 01273 778577



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