



**FOR SALE**

18 Bedford Street  
Kemp Town, Brighton East Sussex BN2 1AN



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## Key Features

- Holiday let/Air B&B opportunity
- Located just off the seafront
- Close to Soho House
- Kemptown position
- Well Presented mid terraced period building
- Residential use
- £1.1 million - Freehold

## Location & Situation

The property is situated on the eastern side of Bedford Street and is close to the vibrant and diverse St James's Street and Edward Street.

Bedford Street is not far from Brighton Pier, the seafront, Brighton Marina and Brighton Town Centre, which is a short walk to the west. The property is 1.2 miles from Brighton Train Station and 0.1 miles (0.06 km) from Pavilion Parade, which is the main road providing access to the A27 and A23.







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## Description & Accommodation

The property comprises a six storey mid terraced building and currently arranged as:

### Lower Ground Floor:

Separate entrance

Bedroom

Interconnecting bedroom with en-suite

### Ground Floor:

Large kitchen diner

Single WC

### First floor:

Large lounge

Bedroom

Balcony / terrace

### Second floor:

Bedroom

Bedroom

### Third floor:

Master bedroom with en-suite

Family bathroom

### Fourth floor:

Store/play room

En-suite





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## Council Tax

Band: D

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## EPC

TBC.

## Planning

The property currently trades as a holiday let business, however has remained a residential premise, therefore we believe it benefits from C3 use.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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## Tenure

Freehold.

## Terms

For sale with vacant possession with offers invited in the region of £1,100,000  
(One million and two hundred thousand pounds).

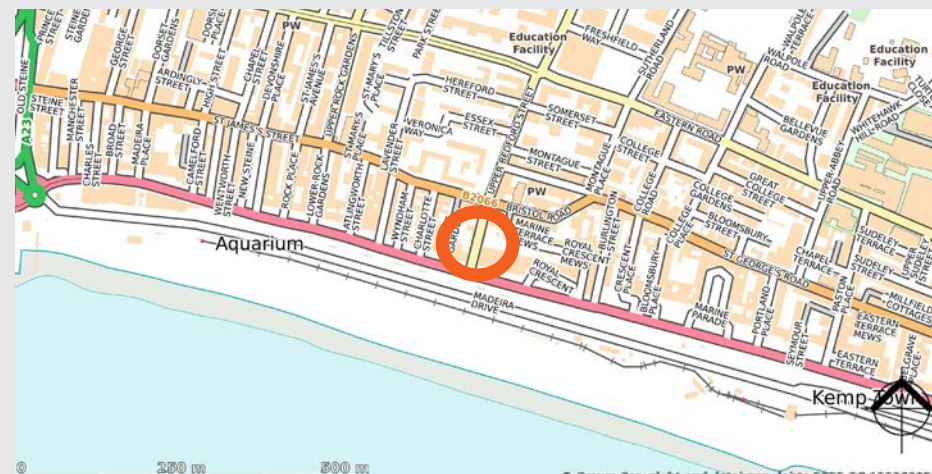
## Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

**Will Thomas**  
[w.thomas@flude.com](mailto:w.thomas@flude.com)  
**01273 727070**

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.





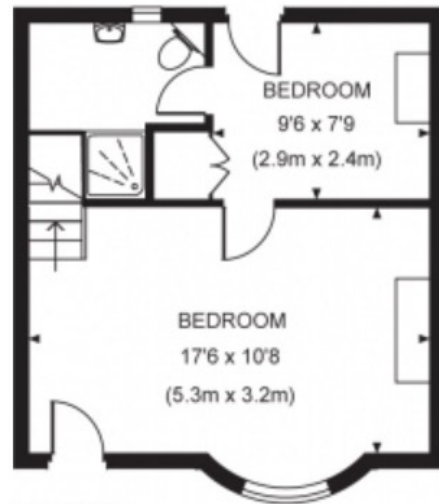


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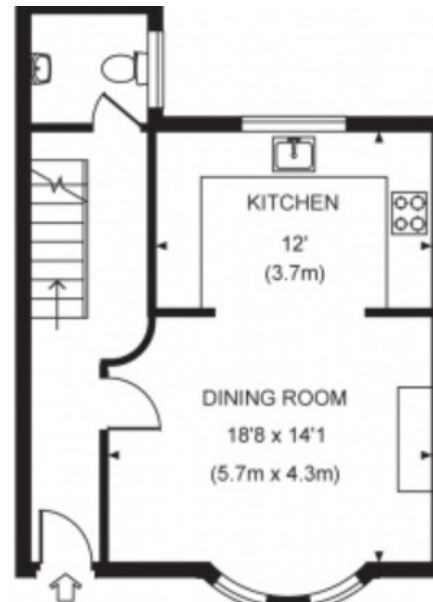




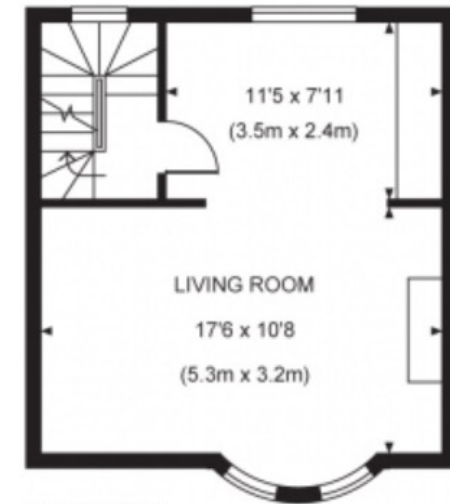
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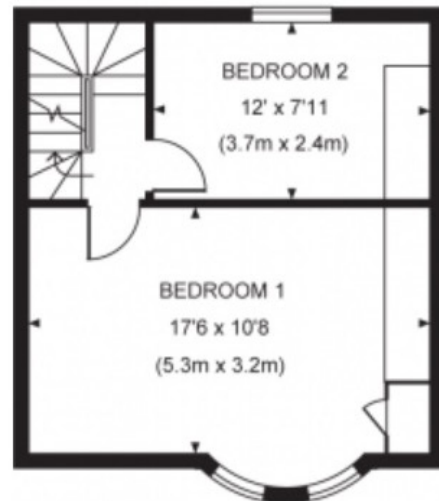
BASEMENT



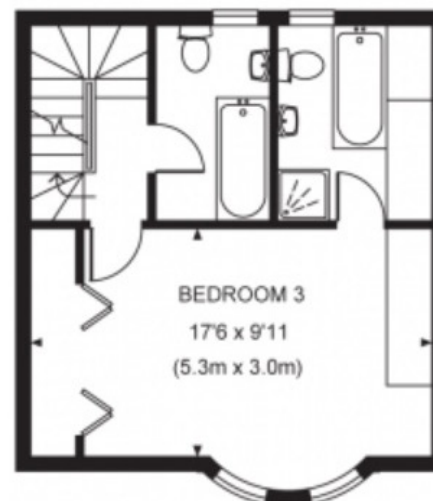
GROUND FLOOR



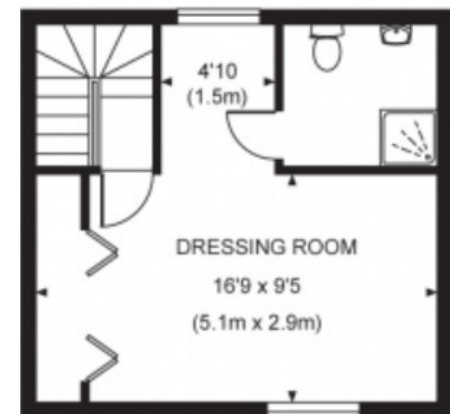
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR