

# PHILLIPS & STILL

Regent Street, Brighton

Asking Price £265,000 - £275,000



- A delightful one-bedroom ground floor purpose built apartment
- Good decorative order
- Within Walking Distance of Brighton Station
- No onward chain
- Perfect home or investment property

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



# 1 Arena House, 31 Regent Street, Brighton, BN1 1UU



This charming property is a one-bedroom apartment located on the ground floor, offering convenience and easy accessibility. As you enter, you are greeted by a delightful and cozy atmosphere, perfect for creating a comfortable living space. The apartment is in impeccable decorative order, showcasing the care and attention to detail given to its maintenance.

The bedroom provides ample space for a comfortable bed and some furniture. It offers a peaceful and relaxing environment, ensuring a good night's sleep. The living area is well-proportioned and can accommodate a cozy seating arrangement, perfect for relaxation or entertaining guests. The large windows allow natural light to flood the room, creating a bright and inviting space.

The kitchen is well-appointed and functional, providing all the necessary amenities for cooking and meal preparation. It offers ample storage space for groceries and kitchenware, ensuring a clutter-free environment. The bathroom is modern and well-maintained, featuring contemporary fixtures and fittings.

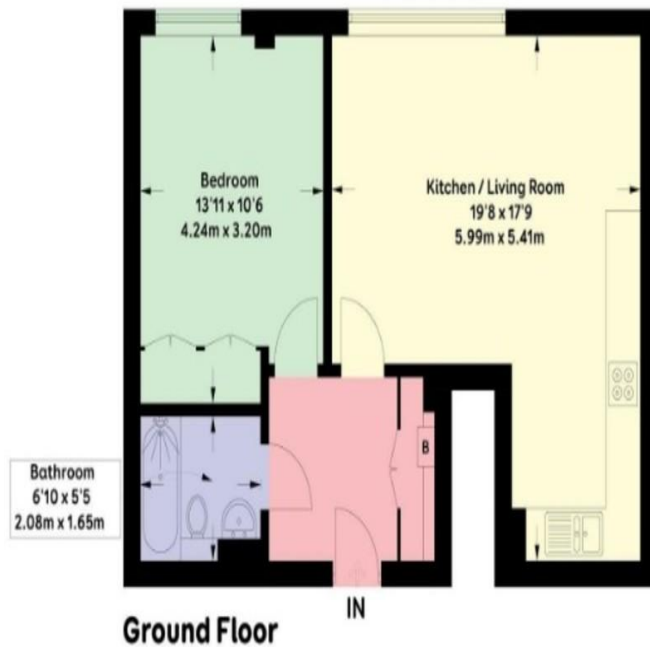
One of the standout features of this property is its fantastic location within walking distance to Brighton station. This makes it an excellent choice for those who rely on public transportation or enjoy the convenience of being close to major transportation hubs. The city center location adds to its appeal, providing easy access to a wide array of amenities such as shops, restaurants, and entertainment options.



## Picture this...

What a perfect home to come and relax in for the weekend. Everything is literally on your doorstep from a wide range of shops, bars, restaurants and many local attractions.

You can really soak up Brighton's cosmopolitan atmosphere as living here does not get any more central. Alternatively you can take a short walk to Brighton's famous seafront, here you can enjoy the beautiful views and sunsets this city has to offer!



Ground Floor

APPROXIMATE GROSS INTERNAL AREA = 534 sqft / 49.6 sqm  
(EXCLUDING LIMITED USED AREA)

APPROXIMATE GROSS INTERNAL AREA = 540 sqft / 50.2 sqm  
(INCLUDING LIMITED USED AREA)

These plans are for illustration and identification purposes only and are not to scale.  
Pots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All other 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 (IPMS).  
Every attempt has been made to ensure the accuracy of all measurements, fixtures, fittings and data shown to an appropriate interpretation for illustrative purposes only.  
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## Accommodation

### GROUND FLOOR

#### ENTRANCE HALL

#### KITCHEN/ LIVING ROOM

19' 8" x 17' 9" (5.99m x 5.41m)

#### BEDROOM

13' 11" x 10' 6" (4.24m x 3.2m)

#### BATHROOM





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

**Phillips & Still**  
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