

PHILLIPS & STILL

Regency Square, Brighton

Guide Price £400,000 - £425,000



- Two Bedroom Regency Apartment
- Own Private Entrance
- Two spacious double bedrooms
- Rear Patio Garden
- Share Of Freehold & Chain Free

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Regency Square, Brighton, BN1 2FJ



This delightful and spacious two bedroom apartment occupies the entire lower ground floor of an imposing period conversion in the ever so popular Regency Square, Brighton.

Entering the property with your own private entrance, you are met with a bright and spacious living room which offers space for a dining table, separate fitted kitchen, family bathroom, two spacious double bedrooms to the rear and a delightful patio garden perfect for hosting those summer bbq's

Sitting directly opposite the seafront, Regency Square is ideally located for the many shops, bars and restaurants of both Western Road and Church Road. This apartment is only a short walk away from the heart of both Brighton and Hove, while the seafront and Hove Lawns are just across the road. Brighton train station is within easy walking distance offering mainline links for commuters and there are regular buses into the centre of Brighton.



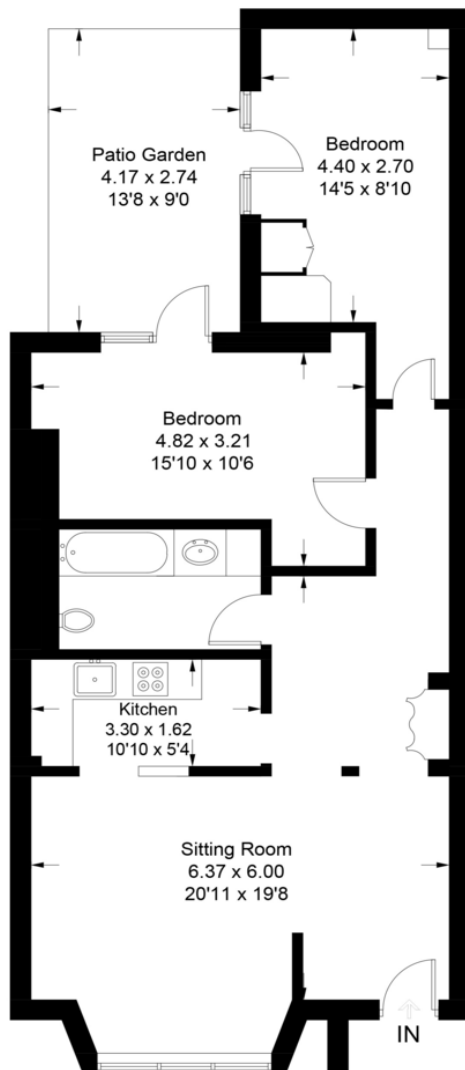
Picture this...

This location is all about the buzz and atmosphere that Regency Square brings! You can either stroll over to the gardens opposite, throw down a rug and enjoy a picnic or pop up to Western Road and spend the afternoon shopping.

Alternatively, why not take a short walk to the seafront! Here you can visit the many delightful seafront restaurants and bars available, it is the perfect place to spend your weekend relaxing with friends!

Regency Square, Brighton, BN2 1FN

Approximate Gross Internal Area = 74.2 sq m / 799 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Accommodation

ENTRANCE HALL

SITTING ROOM
20' 11" x 19' 8" (6.38m x 5.99m)

KITCHEN
10' 10" x 5' 4" (3.3m x 1.63m)

BATHROOM

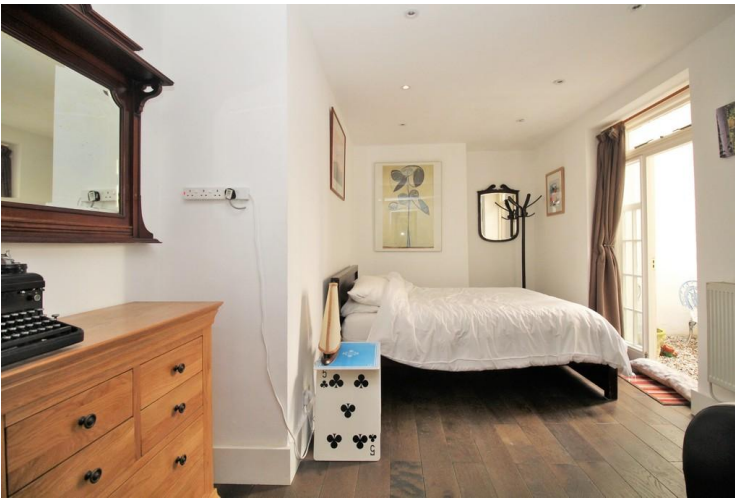
BEDROOM ONE
15' 10" x 10' 6" (4.83m x 3.2m)

BEDROOM TWO
14' 5" x 8' 10" (4.39m x 2.69m)

OUTSIDE

REAR PATIO GARDEN
13' 8" x 9' 0" (4.17m x 2.74m)





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 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.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk