

PHILLIPS & STILL



Regency Square, Brighton, BN1 2FJ

- A Magnificent Top Floor Grade II Listed Regency Apartment
- Extremely Well Presented With Two Double Bedrooms
- Fabulous South Facing Lounge / Diner
- Refitted Kitchen / Breakfast Room

Offers in excess of £390,000

- Beautiful Sea & Square Views
- Prestigious City Centre Location
- Close To Western Road & Churchill Square
- Share Of Freehold



Property Description

This stunning Regency apartment occupies the top floor of an attractive & imposing Grade II listed Regency building in prestigious Regency Square. One of central Brighton's top seafront addresses, Regency Square is without a doubt an exciting & scenic place to live as your property is located seconds from the beautifully maintained square gardens that lead down to the seafront promenade with its' stunning panoramic ocean views.

You couldn't be any more central to the City's amenities with Western Road moments from your door step & the wide range of boutique shops, fine restaurants, trendy bars & coffee houses, convenience shops, delicatessens, supermarkets, beauty parlors, barbers, gyms & more it offers. Churchill Square shopping precinct is also very close by and for anyone who commutes, both Hove and Brighton mainline railway stations are within easy reach.

As you are on the peaceful top floor you have no worries of noisy upstairs neighbours and access to a large loft for handy storage. The lounge / diner and second bedroom are both South facing and benefit from wonderful light & sea views.

Accommodation comprises of a fabulous lounge / diner with built-in storage which is the perfect space for entertaining as well as relaxing in as there is plenty of space for lounge & dining furniture as well as a study / office area. Off the lounge is a separate refitted kitchen / breakfast room with all integrated appliances and eating space currently housing a breakfast bar with Northerly views over the City rooftops. To the other side of the apartment is two fantastic size double bedrooms, one with built-in wardrobes, and bathroom.

This wonderful apartment comes with a share of the Freehold and will appeal to all manner of buyers as it makes a gorgeous first home, excellent buy to let investment or an impressive holiday / second property by the sea as Regency Square really does epitomize City centre seaside living. Viewings are highly recommended!



Accommodation

TOP FLOOR

Staircase rising to:

SOUTH FACING LOUNGE / DINER
16' 0" x 14' 11" (4.88m x 4.55m)

REFITTED KITCHEN / BREAKFAST ROOM
13' 1" x 8' 0" (3.99m x 2.44m)
With breakfast bar

BATHROOM

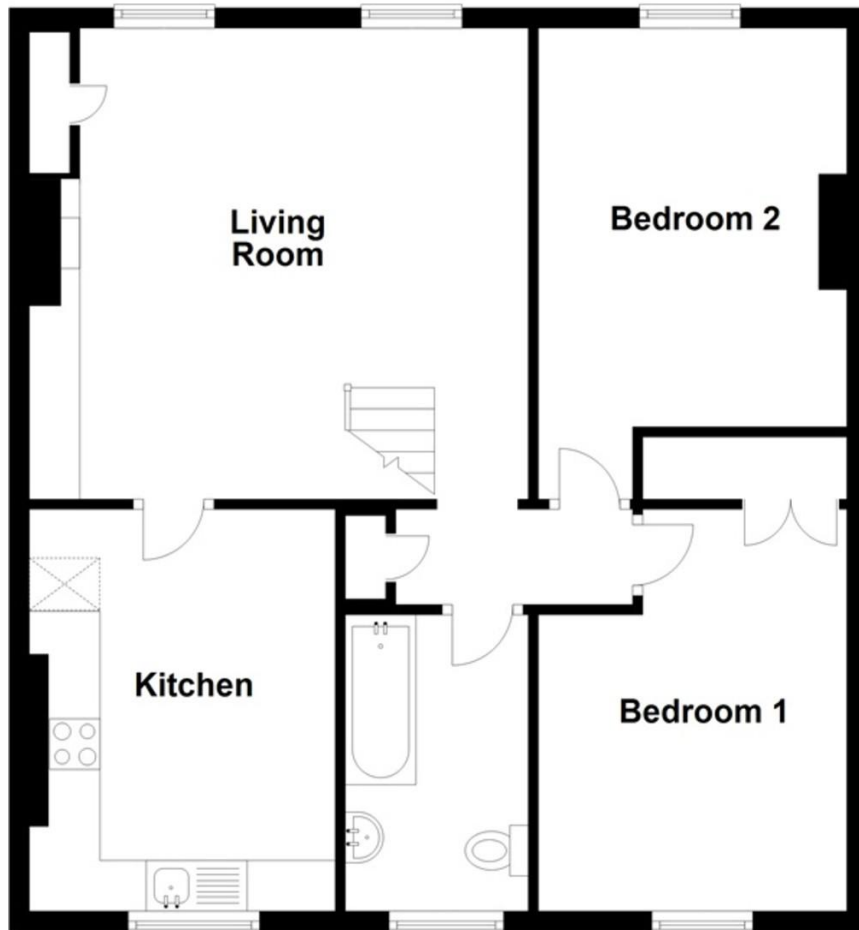
BEDROOM TWO
13' 1" x 9' 1" (3.99m x 2.77m)
South facing with sea views

BEDROOM ONE
14' 10" x 9' 1" (4.52m x 2.77m)
With fitted wardrobes



Top Floor

Approx. 70.6 sq. metres (760.3 sq. feet)



Picture this...

This location is all about the buzz and atmosphere that Regency Square brings! Brighton's famous & picturesque seafront is a few steps from your front door and the most exciting place to be in the summer months.

Alternatively why not stroll over to the gardens opposite, throw down a rug and enjoy a picnic or pop along to Churchill Square shopping centre & spend the afternoon shopping!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

112 Western Road
Brighton
East Sussex
BN1 2AB

www.phillipsandstill.co.uk
01273 771111
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
Sat-Sun: 9am - 5pm

