

# PHILLIPS & STILL

Withdean Rise, Brighton

Asking Price of £290,000



- A Spacious Purpose Built Raised Ground Floor Apartment
- Two Double Bedrooms
- 17ft South Facing Lounge / Diner
- Separate Kitchen / Breakfast Room
- Private Garage & Wonderful Communal

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## 1 Regency Court, Withdean Rise, Brighton, BN1 6YG



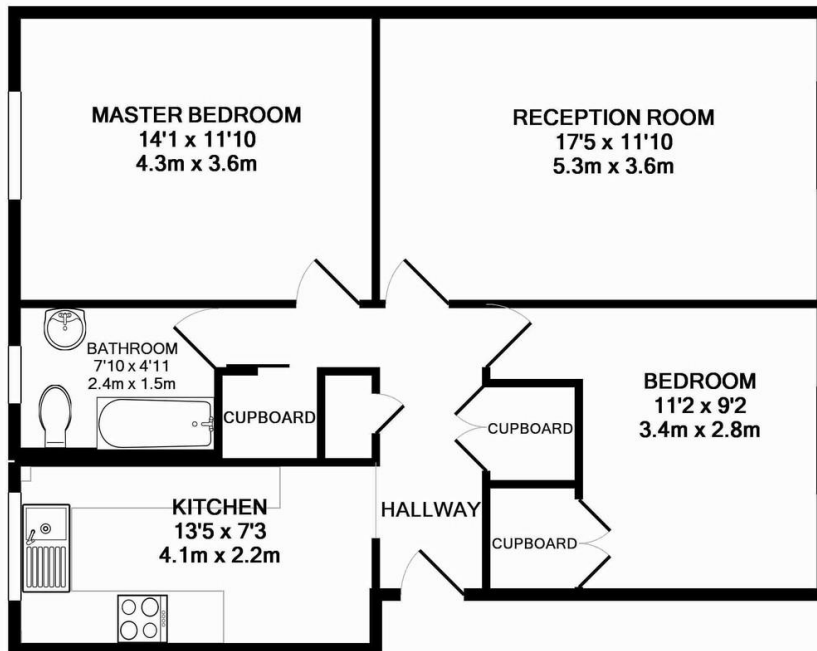
This spacious and bright raised ground floor purpose built apartment is situated just moments from Preston Park mainline railway station making it ideally located for commuters. Local shops, amenities and reliable bus routes are available close by on London Road with easy access to Brighton City centre & the main roads out of town.

Regency Court is an attractive low rise Georgian-designed block with well maintained communal gardens and non-allocated off road parking. Internally the accommodation comprises of entrance hall, the first of two double bedrooms which is South facing with a built-in wardrobe, impressive South facing 17ft lounge / diner that is very sunny with plenty of space for both lounge & dining furniture as well as an office / desk area, the 2nd larger double bedroom with a peaceful aspect overlooking the gardens, bathroom and separate kitchen / breakfast room with space for a table & chairs.



Picture this...

INSERT TEXT



TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Accommodation

The property features its own private garage for anyone with a car or requiring extra storage as well as the great amount of built-in storage within the apartment. It is the perfect first time buy, investment property or even second / holiday home near the seaside. Preston Park itself is within a short stroll where you'll find a variety of recreational facilities available including a playground area, two cafes, bowling green, tennis courts, cycling track and large playing fields making it the perfect place for weekend walks & picnics, as well as a great spot for exercising!

### RAISED GROUND FLOOR

#### ENTRANCE HALL

With built-in storage cupboards

#### BEDROOM TWO

11' 2" x 9' 2" (3.4m x 2.79m) South facing with built-in wardrobe

#### SOUTH FACING LOUNGE / DINER

17' 5" x 11' 10" (5.31m x 3.61m)

#### BEDROOM ONE

14' 1" x 11' 10" (4.29m x 3.61m)  
Overlooking the gardens

#### BATHROOM

#### SEPARATE KITCHEN / BREAKFAST ROOM

13' 5" x 7' 3" (4.09m x 2.21m)  
OUTSIDE

#### PRIVATE GARAGE

Number 27

#### NON-ALLOCATED PARKING

#### WELL MAINTAINED COMMUNAL GARDENS

#### AGENT'S NOTE

Marketing photos were taken prior the current tenant occupying the property



## 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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 77        |

## 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.

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