



30, Regency Square, Brighton, BN1 2FH

Spencer
& Leigh

30, Regency Square,
Brighton, BN1 2FH

£1,595 Per Calendar Month -

- Two bedroom apartment
- Beautiful views of i360 and the sea
- Spacious lounge/dining room
- Modern fitted kitchen & bathroom suite
- Gas fired central heating
- Available immediately, unfurnished
- Highly desirable location
- Close to Brighton Mainline station
- Viewing recommended
- Exclusive to Spencer & Leigh

This delightful two bedroom apartment has a beautiful Southerly aspect over Regency Square towards the sea and is located on the third floor of this attractive period building. We feel this apartment would make an ideal home due to the close proximity of the seafront attractions, popular bars, cafe's and desirable restaurants. Internally, the well proportioned rooms feature a bright and airy lounge with direct sea views towards the i360, two double bedrooms, a modern fitted kitchen and a white bathroom suite. The apartment benefits from gas fired central heating and attractive sash windows. Available immediately on an unfurnished basis. Unfortunately pets are not permitted. Internal viewing is highly recommended.



Prime location ideal for all amenities on either Kings Road or Western Road and opposite the British Airways i360. Being a moments stroll from the beach and situated on Regency Square itself with Preston Street at the top of the road with many bars and restaurants to choose from.



Communal Entrance
 Stairs Rising to all Floors
 Entrance
 Living Room
 16'8 x 12'2
 Kitchen
 11'3 x 5'3
 Bedroom
 12'9 x 9's
 Bedroom
 14'6 x 8'5
 Bathroom
 OUTSIDE
 Public Gardens
 Views



Council:- BHCC
 Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

**Spencer
& Leigh**

Regency Square, Brighton



Approximate Floor Area
585.01 sq ft
(54.35 sq m)

Approximate Gross Internal Area = 54.35 sq m / 585.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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