



Flat 6, Atrium House, 30 Regent Street, Brighton, BN1 1UU

**Spencer  
& Leigh**

Flat 6, Atrium House, 30 Regent Street,  
Brighton, BN1 1UU

£1,395 Per Calendar Month -

- Well appointed one bedroom apartment
- Spacious lounge/dining room
- Fitted kitchen with integrated appliances
- Double bedroom with fitted wardrobes
- White bathroom suite
- GCH & double glazed windows
- Entry phone system
- Available early June, unfurnished
- City centre location
- Viewing recommended

OPEN DAY FRIDAY 3RD MAY - This stylish one bedroom flat is located on the second floor of this sought after building and has a pleasant roof top view. Available early June on an unfurnished basis, the spacious and bright lounge has a Westerly aspect and is adjoined by the open plan kitchen which benefits from integrated appliances. The good size double bedroom has built in wardrobes and there is a white bathroom suite with a shower unit. Double glazed windows and gas fired central heating make for a quiet and cosy living space. The location is particularly convenient nestling amongst The Lanes with it's many shops, bars, restaurants and historic culture. This apartment is available on a long term let and internal viewing is strongly recommended. COUNCIL TAX BAND: C



Brighton's extensive shopping facilities at Churchill Square, The South Lanes and North Laine are close by, as is the promenade and bathing beaches. Nearby, is the Seven Dials thoroughfare which offers a range of local amenities with its popular delicatessens, restaurants and bistros. Brighton's mainline railway station can also be found within close proximity providing regular services to Gatwick, London and beyond.



Entrance

Living/Dining room  
17'9 x 13'5

Kitchen area  
8'1 x 6'8


Bedroom  
13'5 x 10'6

Bathroom



Council:- Brighton & Hove City Council  
Council Tax Band:- C

#### Energy Efficiency Rating

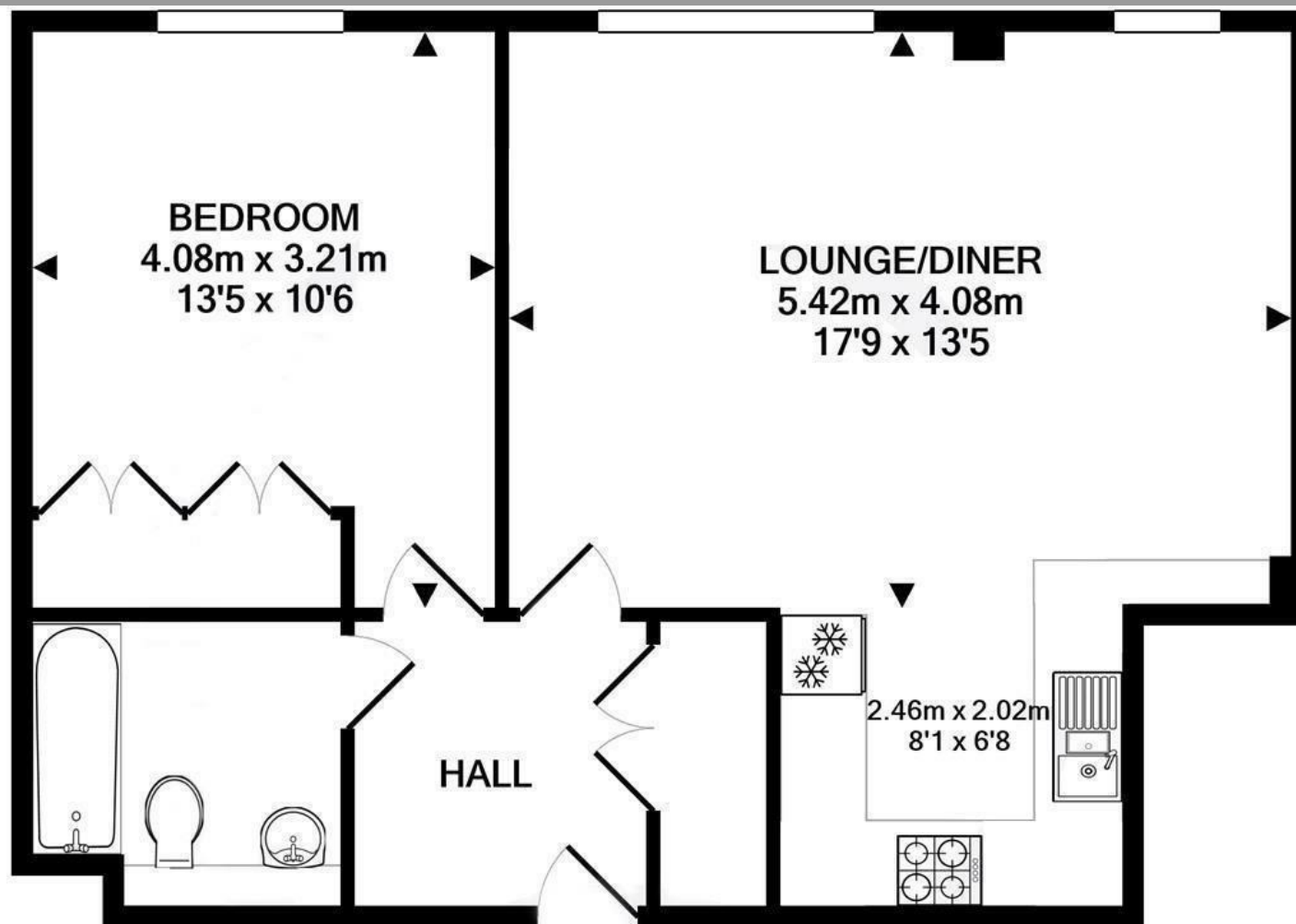
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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

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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

# Spencer & Leigh



**TOTAL APPROX. FLOOR AREA 53.2 SQ.M. (573 SQ.FT.)**

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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