



44A Regency Square, Brighton, BN1 2FJ Offers in excess of £810,000

Goodmove are delighted to present this fabulous five bedroom terraced house for a quick sale.

This property presents a fantastic investment opportunity and it is sold with five tenants in situ and generates a healthy yield of 5.1%.

The total Gross Internal Floor Area (GIA) of the building is approximately 238 square metres. The total Gross External Area (GEA) of the building is 289 square metres.

Flat 1 – 54 square metres GIA, 63 square metres GEA.

Flat 2 – 50 square metres GIA, 60 square metres GEA.

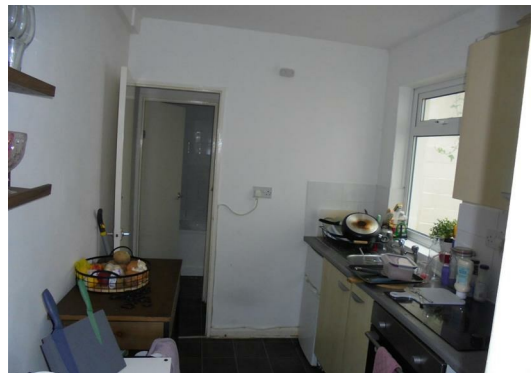
Flat 3 – 37 square metres GIA, 44 square metres GEA.

Flat 4 – 37 square metres GIA, 44 square metres GEA.

Flat 5 – 41 square metres GIA, 48 square metres GEA.

Located just four minutes' stroll from the international shopping and restaurants of Western Road and Churchill Square it is more convenient than the peaceful setting suggests. Good schools, parks and arts venues are easy to reach, and the whole of the city of Brighton & Hove as well as the station are easy to reach on foot, by bus or by cab.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



Flat 1 – Lower Ground Floor Flat Accommodation Com

Private reception hall - measuring 9' by 3'4"
 Doorway leading to large open plan
 Sitting room/Dining room - measuring 20' by 14'4"
 Modern refitted kitchen - measuring 11'4" by 5'8"
 Bathroom/shower room
 Large double bedroom - measuring 20' by 10'
 Rear courtyard garden

Flat 2 – Ground Floor Flat Accommodation Comprises

Communal reception hall - measuring 32' by 3'5"
 Private reception hall - measuring 15' by 6'5"
 Sitting/Dining room – measuring 20'4" by 11'
 Kitchen – measuring 9'7" by 6'5"
 Modern bathroom
 Bedroom – measuring 13'6" by 8'2"

Flat 3 – First Floor Flat Accommodation Comprises

First floor landing
 Private reception hall – measuring 6'7" by 3'
 Sitting room/Dining room/Bedroom area – 22' by 16'
 Kitchen – measuring 5'5 by 7'
 Shower room

Flat 4 – Second Floor Flat Accommodation Comprises

Reception hall – 7'8" by 3'
 Kitchen area
 Bedroom – measuring 12'4" by 10'
 Ensuite shower room

Flat 5 – Third Floor Flat Accommodation Comprises

Private landing - measuring 8' by 4'
 Sitting room/Dining room - measuring 14'6" by 10'
 Kitchen – 8'3" by 9'
 Bedroom - measuring 10'5 by 6'
 Bathroom/shower room

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

