



Regency Square, BN1
Asking Price £240,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

Regency Square, BN1

1 Bedrooms | 1 Bathroom | 1 Reception Room
487 sq ft | High ceilings and period features

Tucked away in one of the city's property hotspots – this generous one-bedroom apartment is a real gem. It is formed from the entire raised ground floor of a striking townhouse on Regency Square looking out over the communal gardens to the sea. Modernised and stylish, it has been renovated using a stylish palette and streamlined fittings, while being careful to retain much of the original period character and charm.



Positioned to the west on the northern edge of the square, this apartment sits in a house with the classic curved façade of the era with tall bay sash windows, glossy black railings and a grand front door up stone steps. This property has easy access on the ground floor, where stepping inside, your eye is immediately drawn to the living room where the ceiling soars and the windows almost cover the southerly elevation to bring in plenty of natural light.

Upon entry, it is immediately clear this is a stunning home which has been renovated to an exceptional standard using only fine quality materials and fittings. Soft oatmeal carpet feels homely in the living room where there is ample space for comfortable furnishings and a dining table and chairs – although you have space to eat within the kitchen too.

Next door, the bedroom is peacefully positioned to the rear of the building with teal walls and soft carpet underfoot. Even with a king bed and freestanding furnishings, the floor space is not compromised.

Moving through the flat, the galley kitchen is beautifully designed for the space to include a wealth of storage solutions in gloss cabinetry topped with solid oak to echo the tone of the floor. Within these, the appliances are integrated, and the splashbacks are on trend in metro brick tiling. These are repeated in the bathroom at the far end of the flat, in sage green, lining the walls behind the gleaming white bath suite with shower over it.



OWNER'S THOUGHTS

"There is a fantastic energy to this area of the city. It is a joy to be so close to the sea during the warmer seasons, and you can walk everywhere from here so there's no need to own a car. The transport links are also excellent should you wish to travel further afield."

Education:

Primary: Brunswick Primary, Middle Street Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College

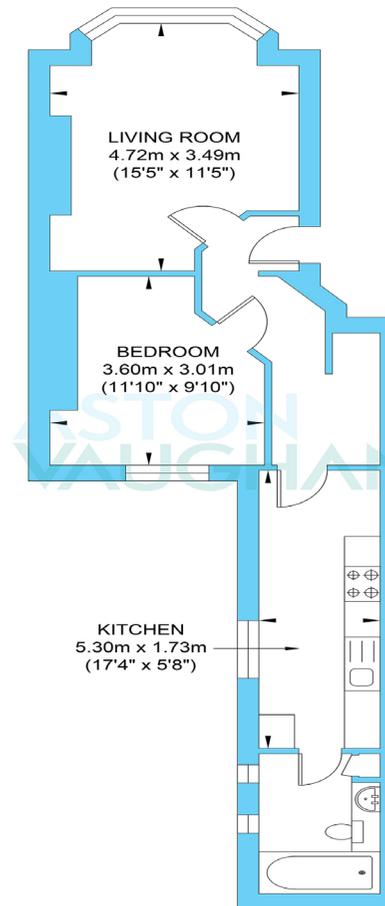
Good to Know:

Strongly influenced by the Georgian architecture in London at the time, Regency Square was by far the most opulent of the seafront enclosures during its creation in 1818. Grade II listed, the townhouses bear all the characteristics of Wild's style of construction, and one can't help thinking how exciting it must have been to see the seafront expand on such a regal scale.

The West Pier was built axially to the square, intentionally and for the enjoyment of the residents. While its ghost remains, Brighton's newest landmark: The i360, can be viewed from here, although it does not obstruct or dominate the view.

The city centre shops, Brighton Station and all the well-known landmarks are within easy walking distance, so sits amid everything this thriving coastal city has to offer. For these reasons, this flat would make a superb holiday home, but is also perfect for professionals, investors and commuters alike, looking to buy a slice of Brighton by the sea.

Regency Square, Flat 1, 23



Ground Floor
Approximate Floor Area
487.60 sq ft
(45.30 sq m)

Approximate Gross Internal Area = 45.30 sq m / 487.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.