



Regency Court, Withdean Rise, Brighton, BN1 6YG

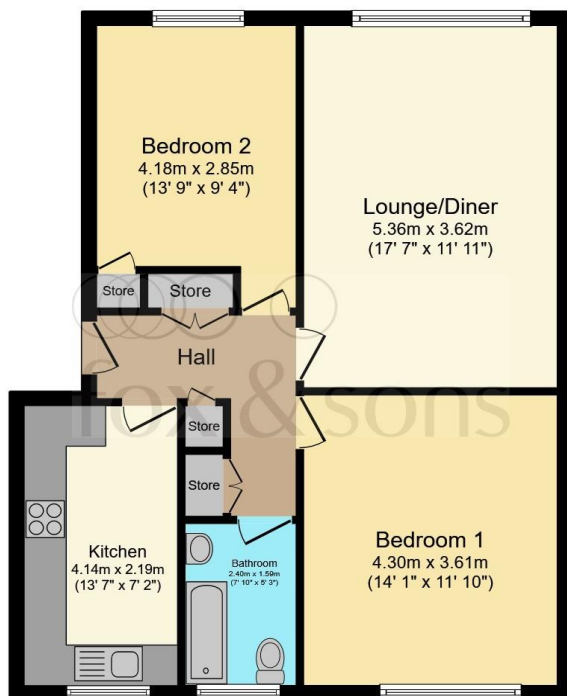
welcome to

Regency Court, Withdean Rise, Brighton

A fantastic ground floor TWO DOUBLE bedroom flat situated in a popular area near Preston Park. This spacious flat is offered with NO ONGOING CHAIN and is walking distance to PRESTON PARK STATION. The lease can be extended.



This is a ground floor purpose build apartment forming part of the attractive Regency Court development overlooking the lawns and set well back from the London Road. The apartment comprises: Large living room with picture window overlooking the lawned courtyard, two bedrooms, fitted kitchen and bathroom. The apartment further benefits from gas central heating and double glazing. There is no onward chain and the lease can be extended. Situated opposite Surrenden Field and Witdean Park within reach of Preston Park station, local schools, shops in Preston Village and bus services pass by in London Road connecting to the city centre and seafront. Viewing Essential.



Total floor area 68.4 m² (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Regency Court is a well-established development of low- purpose built blocks surrounded by landscaped gardens and set well back from the London Road at Preston Park. The apartment offers two bedrooms, spacious lounge/dining room, separate fitted kitchen, bathroom suite and communal gardens. Preston Park mainline railway station is within 0.4 miles away which would make this property ideal for a commuter.

London Road with its shops, restaurants and cafes is within easy access along with Brighton city centre, Brighton seafront and Brighton mainline station via local bus transport.

The flat is also a short walk away from Preston Park itself; which offers an array of recreational facilities within its 67 acres including eight tennis courts, three bowling greens, a cycle velodrome, four football pitches, two basketball courts and plenty of pathways for running and jogging.

Key Information

Schools

Primary: St Bernadette's Catholic Primary School - 0.4 miles, Westdene Primary School - 0.7 miles, Balfour Primary School - 0.7 miles. Patcham Infant School - 0.8 miles, Stanford Infant School - 0.9 miles, Patcham Junior School - 1.0 miles, Stanford Junior School - 1.1 miles, Downs Junior School - 1.2 miles, Hertford Infant School - 1.2 miles.

Secondary: Dorothy Stringer School - 0.5 miles, Varndean School - 0.8 miles, Varndean College - 0.9 miles, Patcham High School - 0.9 miles, Downs View Link College - 1.0 miles, Cardinal Newman Catholic School - 1.0 miles, BHASVIC College - 2.3 miles.

Train Stations

Preston Park Station - 0.4 miles
London Road Station - 1.3 miles
Brighton Mainline Station - 2.3 miles

Amenities

Patcham Village - 0.4 miles
Sainsbury's Local (Preston Road) - 1.0 miles
Preston Drove Shopping Parade - 1.2 miles
Fiveways Shopping Parade - 1.6 miles
Preston Circus/London Road Shopping - 1.9 miles
M&S Food Hall (Hollingbury) - 1.9 miles
Seven Dials Shopping Parade - 2.1 miles
Asda Superstore (Hollingbury) - 2.2 miles
Sainsbury's (New England Street) - 2.4 miles
Sainsbury's Superstore (Lewes Road) - 2.4 miles
Pavilion Retail Park (Lewes Road) - 2.6 miles
Brighton City Centre - 3.1 miles

Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.

welcome to

Regency Court, Withdean Rise, Brighton

- ATTRACTIVE GEORGIAN STYLE DEVELOPMENT
- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- SPACIOUS LOUNGE & SEPARATE KITCHEN
- NO ONWARD CHAIN
- LEASE CAN BE EXTENDED
- SOUGHT AFTER LOCATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106338 - 0004

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