



**Regency Court, Withdean Rise, Brighton, BN1 6YG**



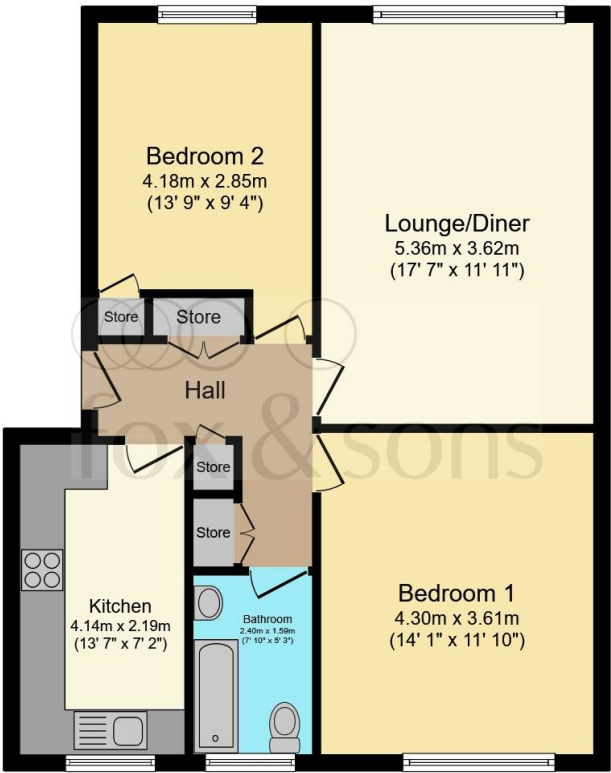
**welcome to**

**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 CHAIN and is walking distance to PRESTON PARK STATION. The lease can be extended.



An excellent opportunity awaits with this chain-free, ground-floor apartment. Offering two comfortable double bedrooms, a spacious lounge with a large window creating a bright and airy feel, a separate kitchen, and access to a well-maintained communal garden, this property is ideal for first-time buyers or downsizers. Its location less than half a mile from Preston Park station makes it a commuter's dream. Viewings are highly recommended.



Total floor area 68.4 m<sup>2</sup> (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](http://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**

- CHAIN FREE
- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- SPACIOUS LOUNGE & SEPARATE KITCHEN
- LEASE CAN BE EXTENDED
- SOUGHT AFTER LOCATION
- 0.4 MILES TO PRESTON PARK STATION
- GARAGE AVAILABLE BY SEPARATE NEGOTIATIONS

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 134 years from 20 May 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £295,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106338](https://fox-and-sons.co.uk/Property/PRP106338)



Property Ref:  
PRP106338 - 0007

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