



## **Regents Court Regency Square, Brighton BN1 2FF**

*A well maintained spacious lower ground floor apartment in an attractive Grade II listed Regency building, within one of Brighton's most attractive seafront squares.*

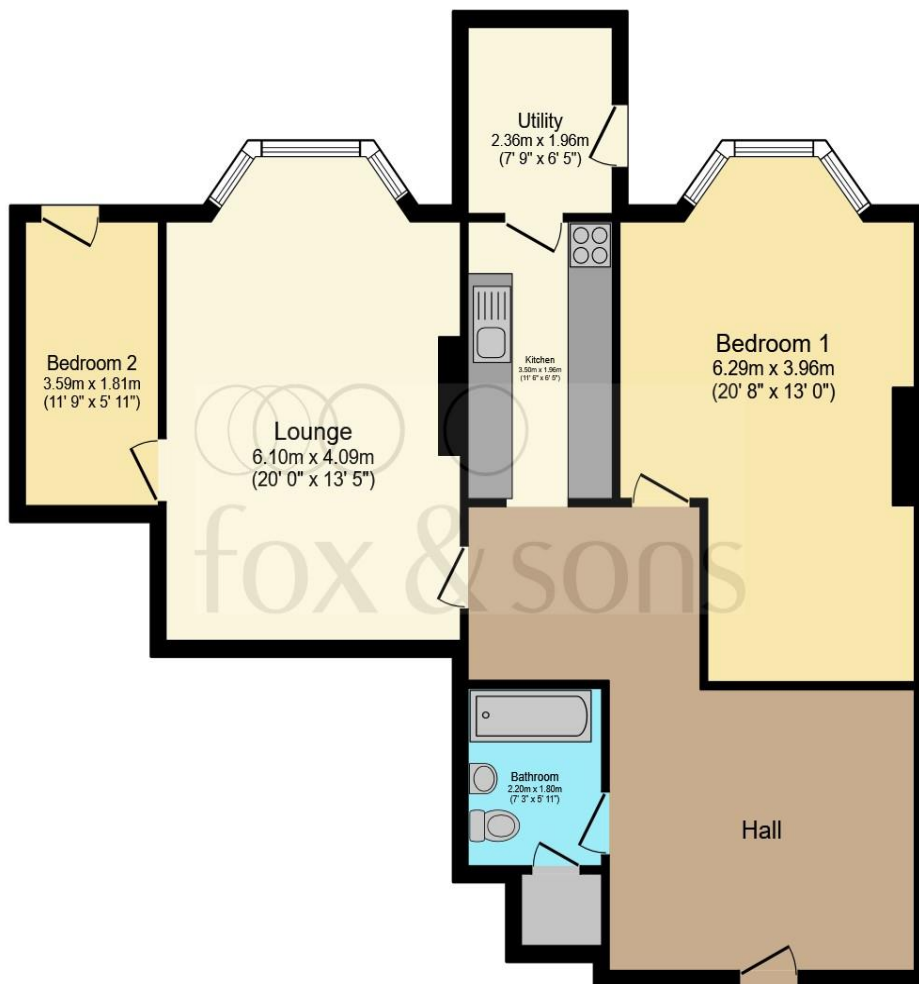


**welcome to**

## **Regents Court Regency Square, Brighton**

A well maintained spacious lower ground floor apartment (nearly 1000 sq feet) located in one of the most attractive seafront squares in Brighton and Hove. Currently arranged as one to two bedrooms with a spacious entrance hallway, large living room, separate kitchen, bathroom and two secure outside patios. Living on Regency Square means being steps away from Brighton's seafront, with easy access to a plethora of cafes, restaurants, and shops. This location is well-connected with Brighton Mainline Station just under a mile away, providing excellent transport links.





Total floor area 92.6 m<sup>2</sup> (997 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)

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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## **Regents Court Regency Square, Brighton**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious seafront apartment (nearly 1000 sq feet)
- One to two bedrooms
- Spacious living room and separate kitchen
- Two secure outside patios
- Share of freehold - 999 year lease

Tenure: Leasehold EPC Rating: E Council Tax Band: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred such as Leasehold packs.

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BHF113923 - 0011

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**01273 777000**



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



117-118 Western Road, BRIGHTON, East  
Sussex, BN1 2AD



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