

Regency Square, Brighton BN1 2FF



Beautifully presented two bedroom apartment situated in Regency Square looking out onto the Square and the seafront.

welcome to

Regency Square, Brighton

This beautifully presented first floor apartment that is situated in the heart of Regency Square. This two bedroom apartment offers a separate kitchen that is adjacent to the living/dining area with a private balcony, two spacious double bedrooms and a modern bathroom. Regency square is in a conservation area that has easy access to Brighton city centre and is just moments away from the seafront all on your door step















Total floor area 70.2 m² (756 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

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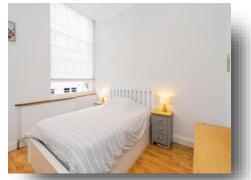
- Well-presented two bedroom apartment
- Prime location
- High ceilings and bay windows
- Period features throughout
- Moments away from the seafront
- Close to the city centre
- Private balcony with stunning views
- Share of freehold

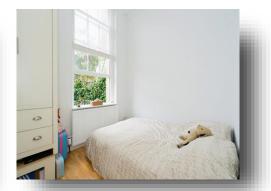
Tenure: Leasehold EPC Rating: Exempt Council Tax Band: C Service Charge: 3150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

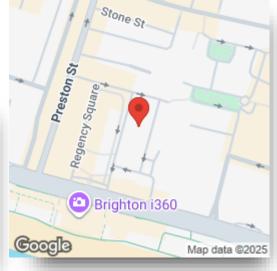
offers in excess of

£425,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF114083



Property Ref: BHF114083 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

westernrd@fox-and-sons.co.uk

01273 777000



fox & sons

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



fox-and-sons.co.uk

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