



## 31 REGENCY SQUARE

BRIGHTON, BN1 2FH

SHARE OF FREEHOLD

GUIDE PRICE £400,000 - £425,000. Ideally situated for all that Brighton and Hove has to offer, this fantastic lower ground apartment is located in one of Brighton's most iconic Regency squares. The apartment benefits from its own street entrance leading to a unique layout with plenty of potential to redesign the space back to a two bedroom flat if required (subject to usual consents). The spacious accommodation currently comprises; lounge diner with south facing sash windows, large entrance hall and further inner halls, great sized bathroom, separate kitchen with vaulted ceilings, utility room and storage area. There is an inner courtyard leading to further storage room and a delightful rear patio garden providing a lovely quiet spot for table and chairs.

Set in the grandeur of a Grade II listed building, this popular location will certainly appeal to anyone looking to access all the City has to offer. There are numerous popular cafes, shops and restaurants in almost every direction whilst the seafront is immediately accessible from Regency Square itself, overlooking the now iconic i360.

Nicholas  
James

SALES LETTINGS AUCTIONS

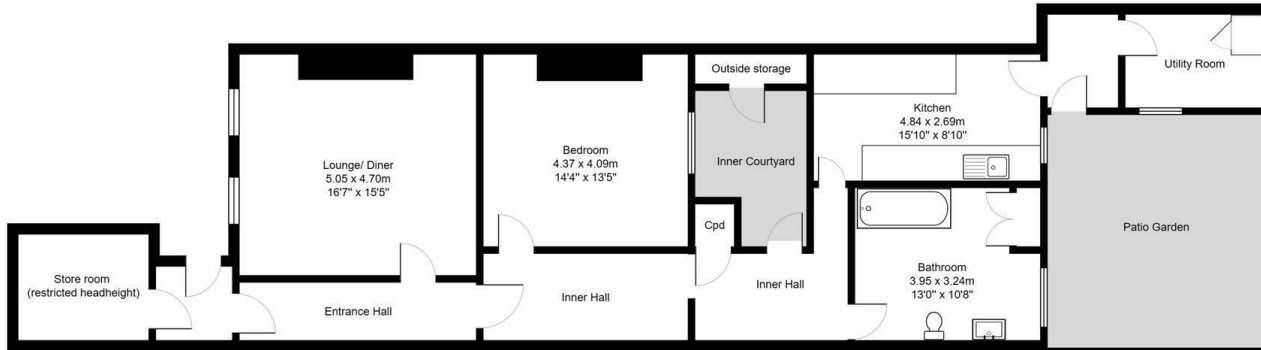













Regency Square  
 All measurements are approximate and for display purposes only.  
 Total Area: 114.4 m<sup>2</sup> ... 1231 ft<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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SALES LETTINGS AUCTIONS