



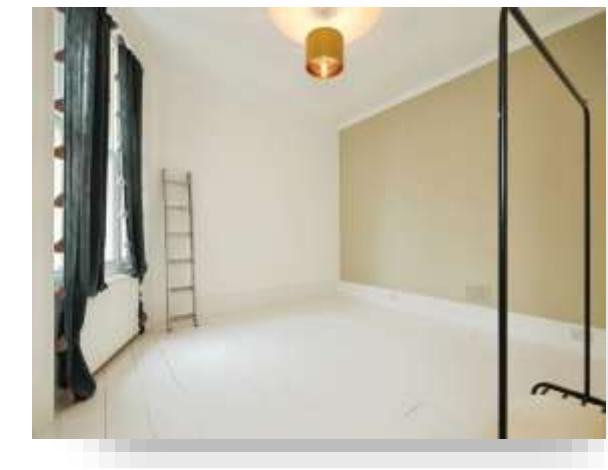
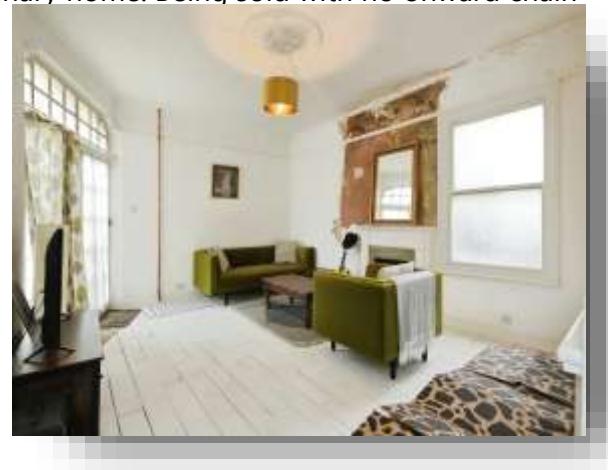
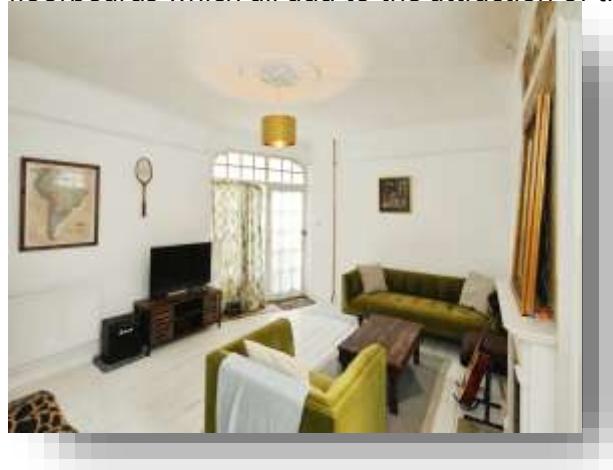
Regency Square, Brighton BN1 2FJ

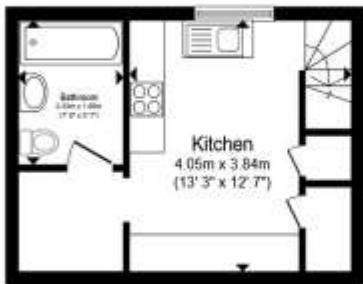
An exceptional and unique four storey Grade II Listed home situated within Regency Square, one of Brighton's most popular City Centre locations.

welcome to

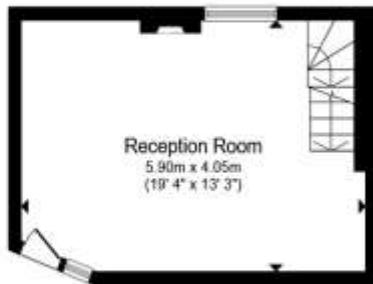
Regency Square, Brighton

This remarkable property has charm and character throughout and has history dating back from the early 1800's, the accommodation extends to over 1000sq/ft and comprises; a spacious living room with a feature fireplace and a beautiful period ceiling central rose, a separate kitchen/ dining room, two double bedrooms, family bathroom and a separate WC. WC. The property benefits from having fabulous featured dual aspect windows which on the upper floors overlook the picturesque Regency homes, these gorgeous windows give the house a very bright and airy feel. There are high ceilings throughout, stunning exposed brickwork and wooden floorboards which all add to the attraction of this extraordinary home. Being sold with no onward chain

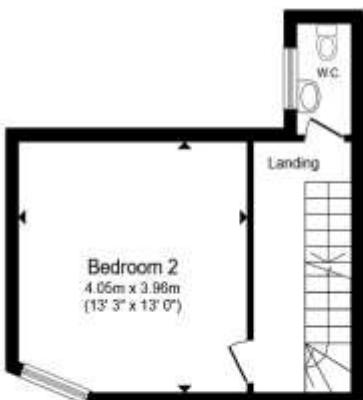




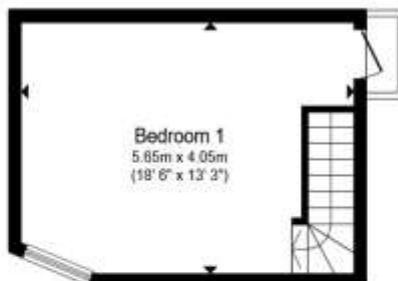
Basement



Ground Floor



First Floor



Second Floor

Total floor area 95.0 m² (1,022 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.propertybox.io

welcome to

Regency Square, Brighton

- Grade II Listed House
- Regency Square
- No onward chain
- Spacious accommodation throughout
- Freehold
- moments front the seafront
- Charm and character throughout
- Two double bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£450,000



check out more properties at fox-and-sons.co.uk



Property Ref:
BHF114436 - 0003

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 guidance 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01273 777000



westernrd@fox-and-sons.co.uk



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



fox-and-sons.co.uk