



5, Regency Court, BN1 6YG

Spencer
& Leigh

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, BN1 6YG

£1,395 PCM -

- Purpose built third floor flat
- Two double bedrooms
- Bright, good size lounge overlooking communal garden
- Fitted kitchen with appliances
- White bathroom suite
- Double glazed windows
- Gas fired central heating
- Interior will be freshly decorated prior to a new tenancy
- Communal gardens and off road parking
- Available from July, unfurnished

This two bedroom third floor flat is situated within this popular block within easy reach of Preston Park mainline station and bus routes to the city centre. The generous accommodation provides two double bedrooms, a good size lounge with view of the communal garden, a fitted kitchen with appliances and a white bathroom suite with over-bath shower. The interior will be redecorated to a neutral theme throughout prior to a new tenancy starting. Benefits include gas fired central heating and double glazed windows. Regency Court residents have the use of communal off road parking. Available from July on an unfurnished basis. COUNCIL TAX - BAND B.



Entrance Hall

Kitchen
13'7" x 7'4"

Living Room
17'6" x 11'10"

Bedroom 1
14'2" x 11'10"

Bedroom 2
11'1" x 9'5"

Bathroom

Property Information

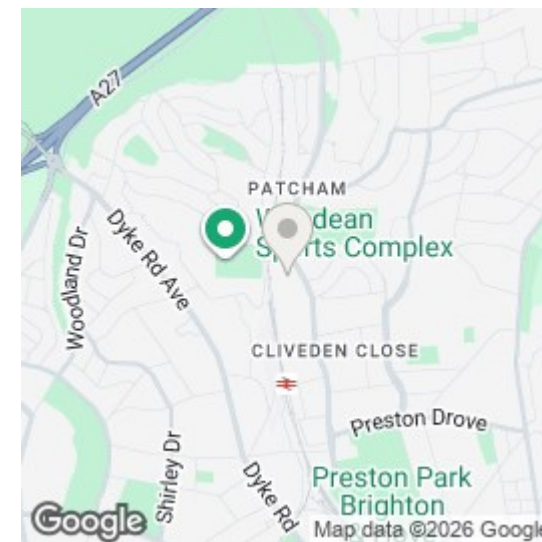
Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains electric, water and sewerage

Parking: Residents parking and free on street parking

Broadband: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile: Good coverage (OFCOM checker)



Council:- Brighton & Hove
Council Tax Band:- B

Energy Efficiency Rating

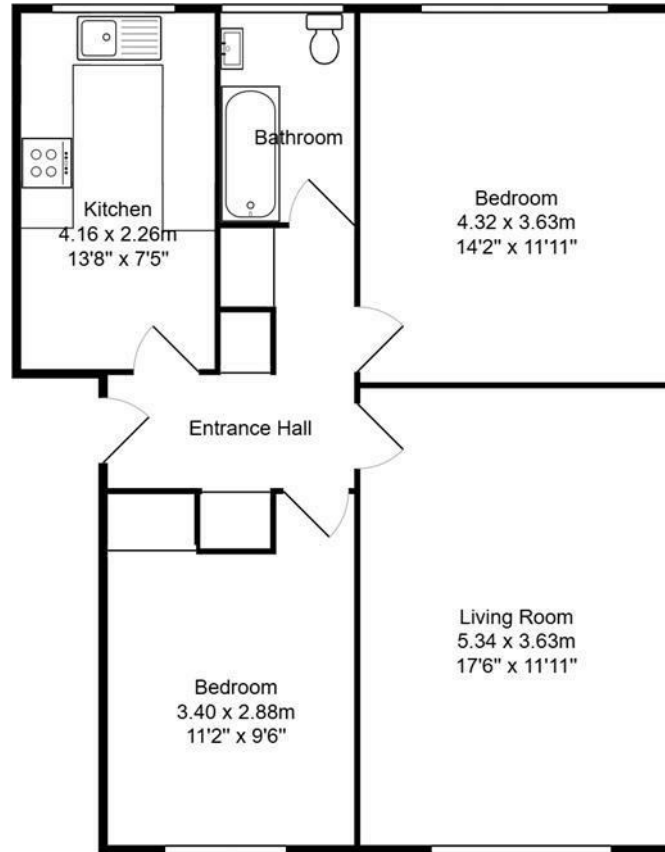
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Total Area: 70.0 m² ... 753 ft²

All measurements are approximate and for display purposes only.