

50 St James Street  
Brighton  
East Sussex  
BN2 1QG

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## Regency Square , Brighton, BN1 2FJ Auction Guide £790,000

**FOR SALE BY AUCTION:** A characterful Regency Town house arranged as a one bedroom basement maisonette with private entrance and patio and a four-bedroom upper maisonette with private entrance and own patio.

The property is set just off one of Brighton's most sought after seafront regency squares, set right by the beach, i360 and the centre for Brighton with excellent shopping, theatres and restaurants right on your doorstep.

Note: once building works are finished, we will be adding pictures and measurements for one of the first floor bedrooms and pictures of the other patio.

### Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation.

- FOR SALE BY MODERN AUCTION-T&C'S APPLY
- SUBJECT TO RESERVE PRICE
- BUYERS FEES APPLY
- REGENCY TOWN HOUSE
- FOUR BEDROOM UPPER MAISONETTE & ONE BEDROOM BASEMENT FLAT
- BOTH PROPERTIES ARE PART OF THIS CHARACTERFUL REGENCY TOWNHOUSE
- TWO PATIOS
- PRESENTLY UNDER GOING BUILDING WORKS
- JUST OFF ONE OF BRIGHTONS ICONIC SEAFRONT SQUARES
- CLOSE TO THE BEACH AND THE HISTORIC LANES OF BRIGHTON



[www.tpsb.co.uk](http://www.tpsb.co.uk)

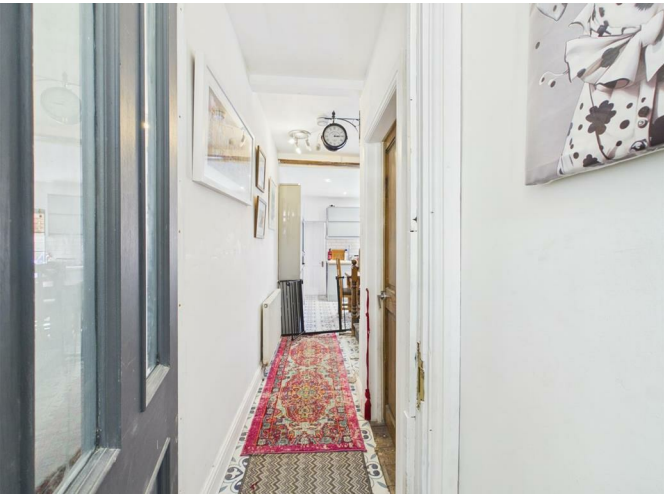
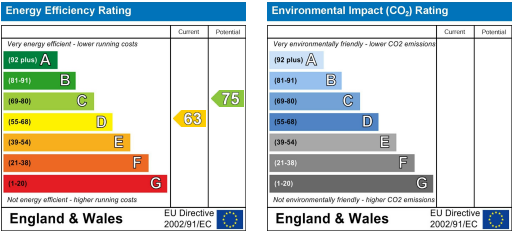
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.