



47, Regency Court, Brighton, BN1 6YG

Spencer
& Leigh

47, Regency Court,
Brighton, BN1 6YG

£1,495 PCM -

- Top floor purpose built apartment
- Two double bedrooms
- Modern fitted kitchen/breakfast room
- Spacious lounge with pleasant view
- White bathroom suite
- GCH & Double glazing
- Ample storage
- Close to Preston Park Station
- Available early August, unfurnished
- Exclusive to Spencer & Leigh

A spacious two double bedroom top floor apartment situated within the popular Regency Court development which is set back off of the London Road, only a ten minute walk of Preston Park station with direct links in to London. The accommodation comprises; entrance hall with ample storage cupboards, SOUTHERLY FACING LOUNGE with picture window overlooking communal grounds, MODERN FITTED KITCHEN with integrated appliances, large master bedroom and further good size double with fitted storage and a WHITE BATHROOM SUITE with shower over bath. Other points worthy of a mention include; double glazing and gas central heating. Available early August on an unfurnished basis. Exclusive to Spencer & Leigh. COUNCIL TAX BAND - B



Regency Court is a highly desirable purpose built block conveniently situated for all modes of transport including buses, trains and having easy access to all road networks in and out of the city. There are a range of what are considered to be good local schools, a variation of shops and eateries along with Withdean Sports Complex and a selection of nearby green open spaces.



Hallway

Kitchen
13'9 x 7'4

Living Room
17'7 x 11'11

Bedroom
14'3 x 11'11

Bedroom
13'7 x 9'7

Bathroom
8' x 5'6

Property Information

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

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Free on street parking

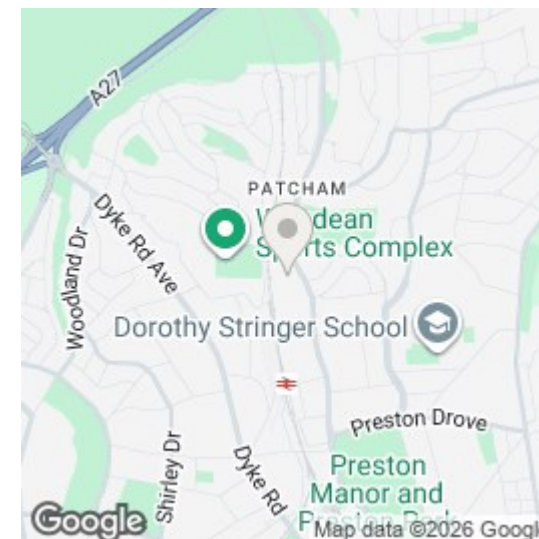
Broadband: Standard 17 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps

Mobile: Good coverage (OFCOM checker)

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

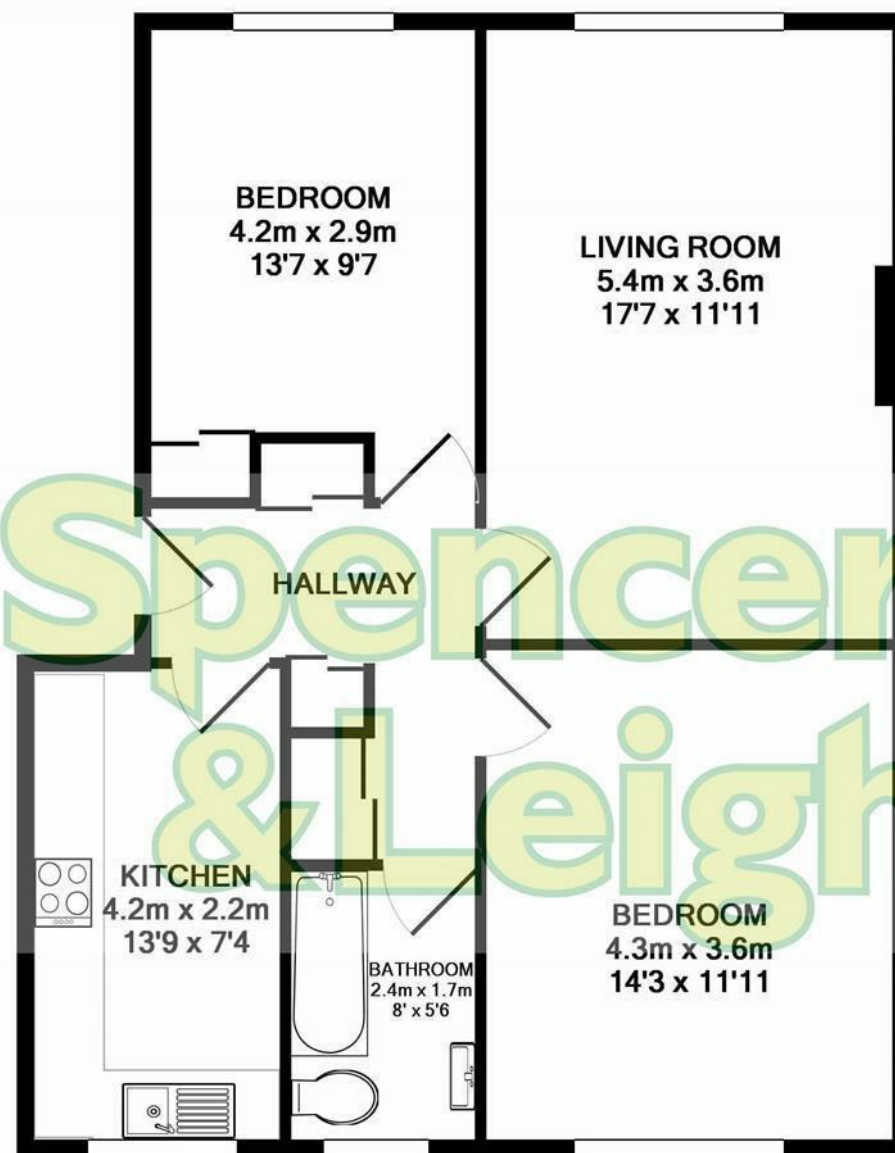


Council:- Brighton & Hove City Council
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 67.4 SQ.M. (725 SQ.FT.)
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