



Arena House, Regent Street Brighton

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Arena House, 31 Regent Street, Brighton, BN1 1UU

Offers in excess of £220,000

Welcome to Arena House, a delightful ground floor flat located on the vibrant Jubilee Square, Regent Street in Brighton. This contemporary apartment offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter the property, you are greeted by a spacious entrance hall that features a double-width cupboard, providing ample storage space. The open plan living room and kitchen create a bright and airy atmosphere, perfect for entertaining or relaxing after a long day. The kitchen is equipped with integrated appliances, including an under-counter fridge, freezer, washing machine, and dishwasher, ensuring that all your culinary needs are met.

The flat boasts a generously sized double bedroom, complete with two built-in double wardrobes, offering plenty of storage for your belongings. The bathroom is well-appointed, featuring a bath with a shower over, a W.C with a concealed cistern and a practical ceramic tile floor.

With 126 years remaining on the lease and being sold with no onward chain, this property presents a fantastic opportunity for those looking to make a move in the bustling city of Brighton. The location is superb, with easy access to local amenities, shops, and the beautiful seafront, making it a desirable place to call home.

In summary, this spacious flat is a wonderful opportunity to enjoy modern living in a prime location.

Location

Arena House is located on Regent Street, a convenient one way street in a fantastic central location leading south from Church Street to North Road. This cultural quarter of Brighton has an array of eclectic cafes, independent shops, markets and Bazaar. The property has easy access to the beach, Brighton Pavilion, museums and theatres. Brighton has many festivals and cultural events throughout the year so from this location you will have easy access with minimal travel required.

The mainline Brighton Station is approximately 0.2 miles in distance, Churchill Square offers a further range of high street shops and a food court, in addition, regular bus links provide access to all parts of the city and beyond.

Additional Information

(Outgoings as advised by our client)

EPC rating: C

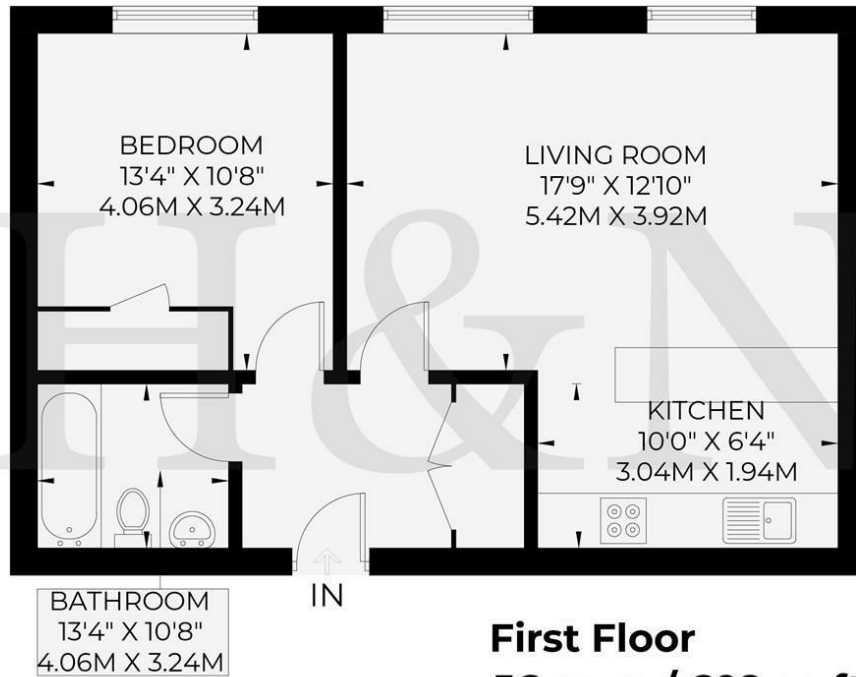
Internal measurements: 602 Square feet / 56 Square metres

Tenure: Leasehold - 126 years remaining on the Lease

Service charges: £3,134.02 per year, including ground rent

Council tax band: C

Parking zone: Z



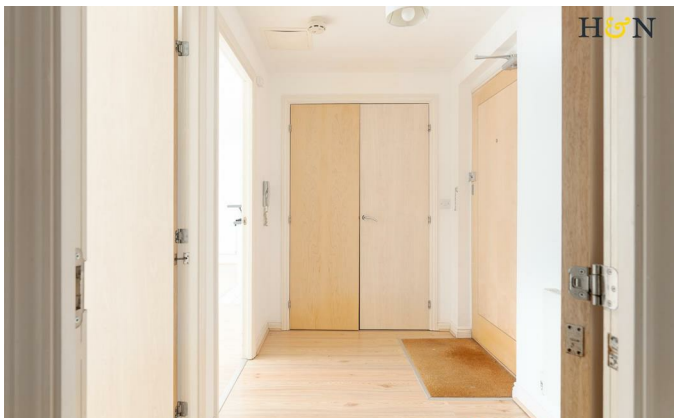
First Floor 56 sq m / 602 sq ft

APPROXIMATE GROSS INTERNAL AREA = 56 sq m / 602 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).



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VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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