

Spencer
& Leigh



59 Regency Court, Withdean Rise, Brighton, BN1 6YH

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Guide Price £300,000 - £325,000 Leasehold

- Popular purpose built block
- Two double bedrooms
- Views over Surrenden Field
- 17' Lounge/dining room
- Good size modern fitted kitchen
- Modern fitted bathroom suite
- Well presented throughout
- No on-going chain
- Extended lease and no ground rent
- Garage providing parking or storage

****GUIDE PRICE: £300,000 - £325,000****

This apartment offers breathtaking views of Surrenden Field, complemented by well-proportioned rooms and a bright atmosphere. Located on the first floor, it provides a pleasant outlook. The spacious lounge features a floor-to-ceiling window, while the modern fitted kitchen includes space for appliances and a breakfast table. There are two double bedrooms and a contemporary bathroom suite.

Additionally, the property includes a garage situated in a small block within the grounds, providing off-road parking or extra storage. The apartment will be sold chain-free, and it comes with the advantage of an extended lease.

Regency Court features double-glazed windows and well-maintained communal areas, and it is ideally located within walking distance of Preston Park and its mainline railway station.



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.



Communal Entrance
Stairs rising to all Floors
Entrance
Entrance Hallway

Living/Dining Room
17'6 x 11'10

Kitchen
13'6 x 7'4

Bedroom
14'1 x 11'10

Bedroom
13'7 x 9'5

Family Bathroom
7'10 x 5'1

OUTSIDE

Communal Gardens
Garage

Property Information
127 years remaining on the lease
Service Charge - £1,500.00 p/a
Zero Ground Rent
Council Tax Band B: £2,006.23 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Garage, Residents Parking and un-restricted on street parking
Broadband: Standard 18 Mbps, Superfast 80 Mbps & Ultrafast 1000Mbps available (OFCOM checker)
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.

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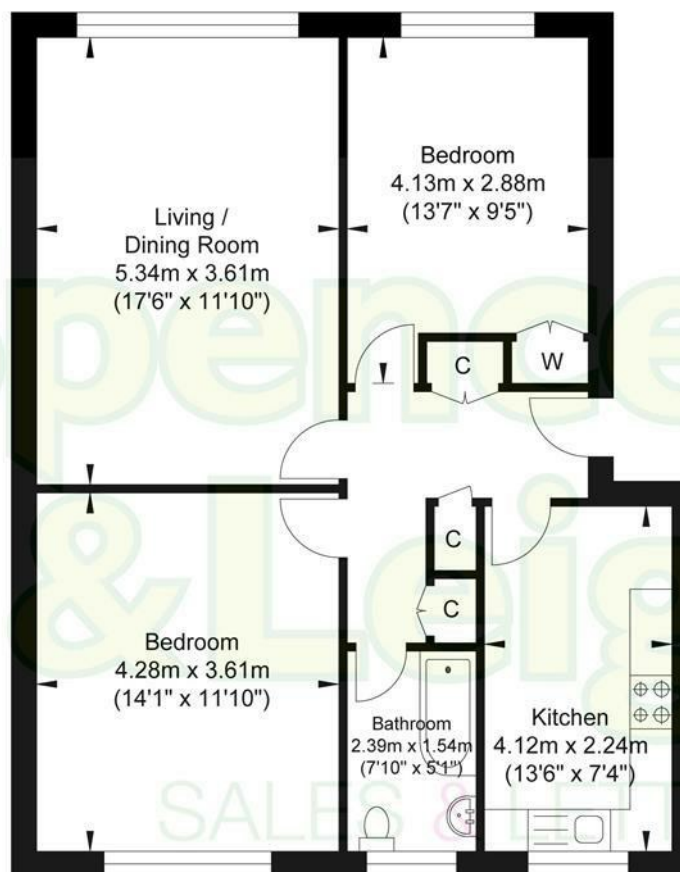


Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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



Withdean Rise



First Floor
Approximate Floor Area
733.77 sq ft
(68.17 sq m)



Approximate Gross Internal Area = 68.17 sq m / 733.77 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.