

Regency Square

Brighton

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About the property

GUIDE PRICE £425,000 - £450,000

Open Day Saturday 13th June

Elegant two double bedroom apartment occupying a prime position within a distinguished Regency building on one of Brighton & Hove's landmark garden squares, moments from the seafront and beach. The principal reception space enjoys views towards the iconic West Pier alongside an attractive outlook across the square.

Positioned to the front of the property, the impressive open-plan kitchen, reception and dining room offers a beautifully bright and generously proportioned living environment. Arranged around a striking bow-fronted window, synonymous with Regency architecture, the space is filled with natural light, offering sea views. Clearly defined living and dining areas create a refined yet sociable layout, while the contemporary kitchen is thoughtfully designed around a substantial breakfast bar.

Both bedrooms are well-proportioned doubles with large windows enhancing the sense of light and space throughout. One bedroom benefits from extensive fitted storage together with a modern en-suite shower room. The principal bathroom, accessed from the wide central hallway, is stylishly appointed, while a substantial hallway cupboard provides valuable additional storage.

The apartment is ideally located just moments from the seafront, with both central Hove and Brighton city centre within easy walking distance. A wide selection of independent cafés, restaurants, boutiques and everyday amenities are all close at hand, making this an exceptionally well-positioned coastal home.

Regency Square Brighton



2

BEDROOM

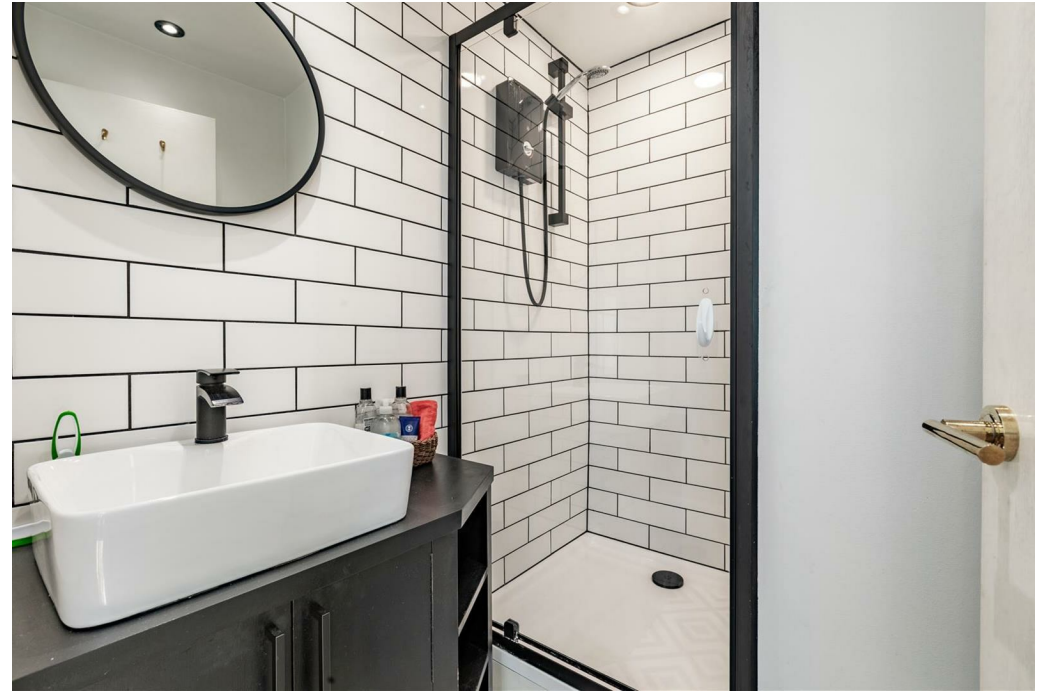
1

RECEPTION

2

BATHROOM







What the owner says

What The Owner Says...

"I have absolutely loved living in this apartment for the past four years, and have had a great time living here. Every room is beautifully bright, and during the summer, the living room feels exceptionally vibrant with its stunning views of the sea.

Location-wise, it's unbeatable, just a 12-minute walk from Brighton station and a few minutes from the town centre, with fantastic restaurants, bars, and the wonderful Fringe Festival events right on your doorstep. Yet, despite being so close to the action, the apartment sits in a historic square that offers a peaceful, quiet sanctuary away from the usual city noise.

As an added bonus, the building has a fantastic, active WhatsApp group where neighbours truly support one another, helping with everything from parcel deliveries to general building needs."



SCAN HERE TO OFFER ON THIS PROPERTY





Third Floor
Approx. 75.9 sq. metres (817.2 sq. feet)



Total area: approx. 75.9 sq. metres (817.2 sq. feet)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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	