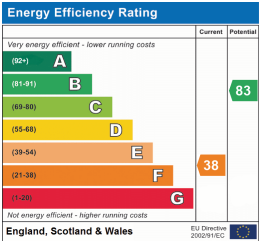
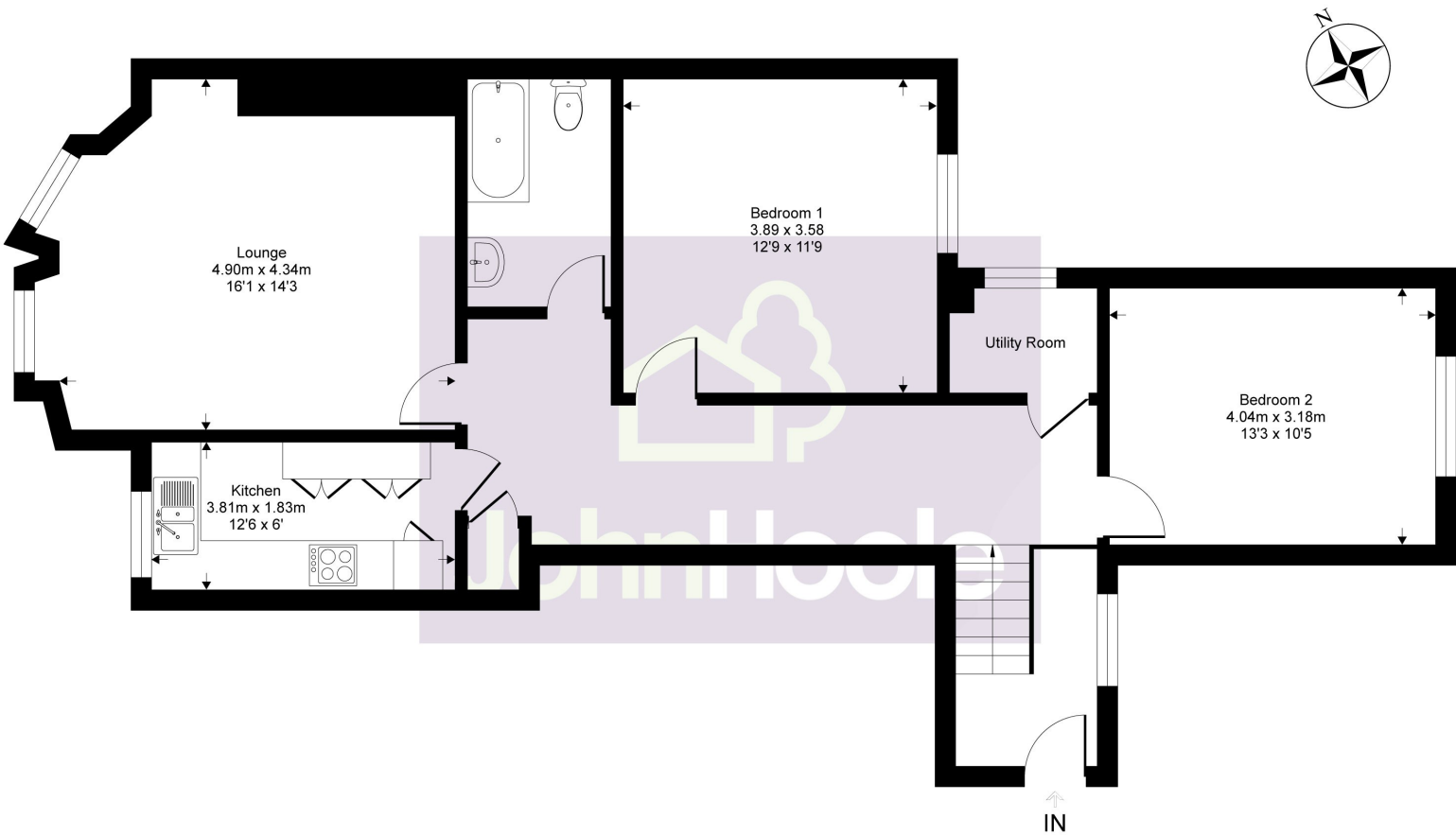




Regency Square, Brighton, BN1 2FF
£395,000



Regency Square, BN1
Approximate Gross Internal Area = 87.4 sq m / 941 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Regency Square is situated in one of Brighton & Hove's most prestigious seafront squares, offering an enviable central location with the city's vibrant amenities right at your doorstep.

This charming apartment is located on the raised ground floor of Regents Court, a Grade II listed building, and boasts westerly views over the manicured lawns of the Square, extending towards the sea. The property features two generously sized bedrooms, providing spacious accommodation that blends contemporary finishes with elegant period details. The living and dining room is particularly impressive, with beautiful bay sash windows complete with original shutters and panelling. The separate kitchen is modern and well-appointed, featuring a range of sleek units and integrated appliances. Additionally, the apartment includes a large utility room, offering ample space for laundry and extra storage. The newly installed Quantum High Heat Retention storage heaters will benefit the new owner's pocket too, being up to 47% cheaper to run than an electric convector or radiator system.

With a share of the freehold, this property is a rare find.

In terms of location, the apartment is just 0.7 miles from Brighton Mainline Station, providing excellent links to London and Gatwick. The beach is a mere 100 yards away, where you can enjoy Brighton's sailing club, water sports, fitness clubs, and a host of beachfront cafes, restaurants, and bars. Brighton Palace Pier is also just a short stroll away. The area is well-connected for easy access throughout the city, with the A27 road networks nearby. Brighton & Hove's regular bus services are easily accessible, or you can opt for eco-friendly travel by hopping on one of Brighton's bikes. Nearby attractions like Seven Dials, Churchill Square shopping centre, Hove Lawns, and The South Lanes are all within easy reach.



- PRESTIGIOUS LOCATION
- RAISED GROUND FLOOR FLAT
- SPACIOUS ACCOMMODATION - 87m² TOTAL INTERNAL AREA
- TWO DOUBLE BEDROOMS
- SEPARATE CONTEMPORARY KITCHEN + UTILITY ROOM
- PERIOD FEATURES
- BIKE STORAGE
- WESTERLY VIEWS ACROSS REGENCY SQUARE TO THE SEA
- SHARE OF FREEHOLD & GRADE II LISTED
- NEWLY INSTALLED ENERGY EFFICIENT HEATING SYSTEM