

# PHILLIPS & STILL

Regency Square, Brighton

Guide Price £400,000- £425,000



- **Extremely Spacious Two Bedroom Regency Apartment**
- **Own Private Entrance**
- **Two Bathrooms**
- **Stunning Sea views from lounge**

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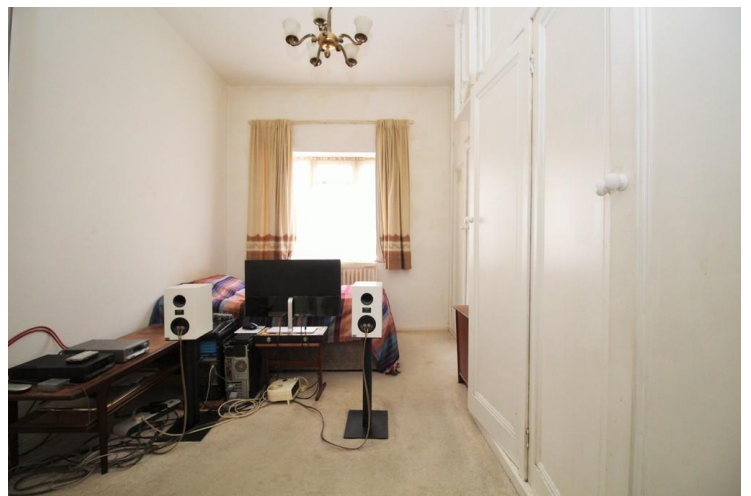
## Ground floor flat 3, 7 Regency Square, Brighton, BN1 2FH



This extremely spacious two bedroom apartment occupies the entire ground floor of an imposing period conversion in the ever so popular Regency Square, Brighton. Entering the property you are met with a large entrance hall, located at the front of the property is the bright and spacious bay fronted living room which offers space for a dining table and has glorious sea views.

Then you have a spacious family bathroom, a kitchen with a separate dining area and a large pantry. Moving further along the apartment you have a study area which is ideal for anyone working from home. At the rear is a good size master bedroom with an en-suite bathroom. You also have a second double bedroom.

Sitting directly opposite the seafront, Regency Square is ideally located for the many shops, bars and restaurants of both Western Road and Church Road. This apartment is only a short walk away from the heart of both Brighton and Hove, while the seafront and Hove Lawns are just across the road. Brighton train station is within easy walking distance offering mainline links for commuters and there are regular buses into the centre of Brighton.



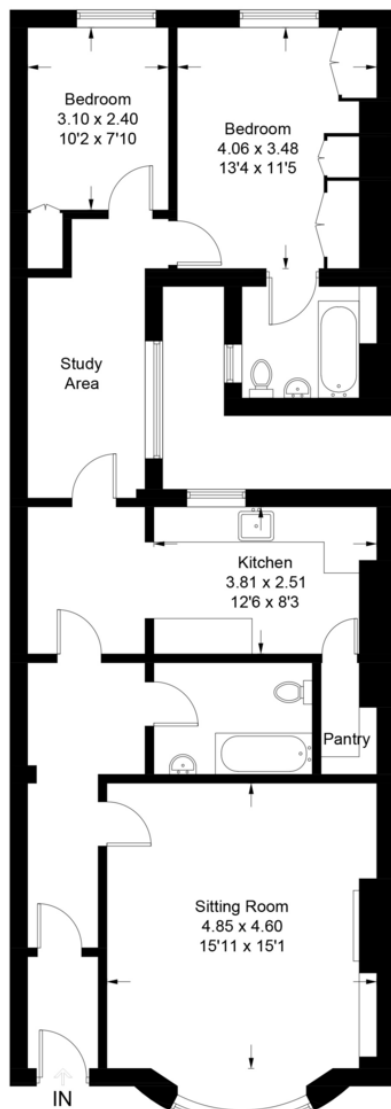
## Picture this...

This location is all about the buzz and atmosphere that Regency Square brings! You can either stroll over to the gardens opposite, throw down a rug and enjoy a picnic or pop up to Western Road and spend the afternoon shopping.

Alternatively, why not take a short walk to the seafront! Here you can visit the many delightful seafront restaurants and bars available, it is the perfect place to spend your weekend relaxing with friends!

### Regency Square, Brighton, BN1 2FG

Approximate Gross Internal Area = 96 sq m / 1033 sq ft



Ground Floor

## Accommodation

### GROUND FLOOR (Private Entrance)

HALLWAY

LOUNGE/DINER  
15' 11" x 15' 1" (4.85m x 4.6m)

FAMILY BATHROOM

KITCHEN/BREAKFAST ROOM  
12' 6" x 8' 3" (3.81m x 2.51m)  
(Large Pantry Area)

STUDY AREA

BEDROOM TWO  
10' 2" x 7' 10" (3.1m x 2.39m)

BEDROOM ONE  
13' 4" x 11' 5" (4.06m x 3.48m)

ENSUITE BATHROOM







## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

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## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

### 01273 771111

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