

42 Regency Square, Brighton BN1 2FJ

Asking Price Of £1,250,000

- STUNNING REGENCY BUILDING
- SELF CONTAINED ONE BEDROOM FLAT
- FIVE BEDROOMS
- BATHROOM
- SHOWER ROOM
- DELIGHTFUL SOUTH FACING LIVING ROOM
- PATIO GARDEN AND BALCONY
- THROUGH KITCHEN/DINING ROOM

Whitlock and Heaps are pleased to bring to market this stunning Regency building that is situated in this most central and desirable location within a few minutes walk of the City Centre and Brighton Seafront. The property itself offers versatile accommodation arranged over five floors with a delightful south facing through kitchen/dining room and first floor living room with a floor to ceiling bow window leading onto the balcony. The accommodation is currently set up with the patio level arranged as a self contained one bedroom flat which has proven to be an ideal investment opportunity for the current owners and could continue to do so for a prospective buyer. In addition to the flat the house has five double bedrooms with a family bathroom, shower room and utility. The location is second to none with all the facilities this excellent city has to offer being within walking distance.

ENTRANCE HALL Door with stairs to patio flat.

CLOAKROOM Comprising low level w.c., wash-hand basin.

UTILITY Butler sink, plumbing for washing machine, radiator, sash window, cupboard housing gas-fired boiler and cylinder.

KITCHEN/DINING ROOM Incorporating stainless steel sink unit and section of worktop with mixer tap, adjacent wooden worksurface with cupboards and shelves under, wall cupboards, range gas cooker, appliance space, moulded coving, sash window.

DINING AREA Sash bow window, feature fireplace, radiator with decorative cover.

FIRST FLOOR

BATHROOM Comprising roll-top bath with mixer tap and telephone style shower attachment, pedestal wash-hand basin, low level w.c., radiator, sash window.

LIVING ROOM South facing with floor to ceiling bow window, balcony, gas fire with marble mantle, radiator with decorative cover.

BEDROOM 4 (Currently being used as a Home Office). Sash window, radiator.

SECOND FLOOR

SHOWER ROOM Comprising walk-in shower with tiled surround, pedestal wash-hand basin, low level w.c., radiator.

BEDROOM 1 Sash window, feature fireplace, pedestal wash-hand basin, radiator.

BEDROOM 3 Sash window, sink, radiator.

THIRD FLOOR

BEDROOM 2 Window offering a sea view, sink with cupboard under, radiator.

BEDROOM 5 Window, radiator.

FLAT Private street entrance.

ENTRANCE HALL Radiator, door to internal staircase.

LIVING/DINING ROOM Radiator, dining area overlooking the patio.

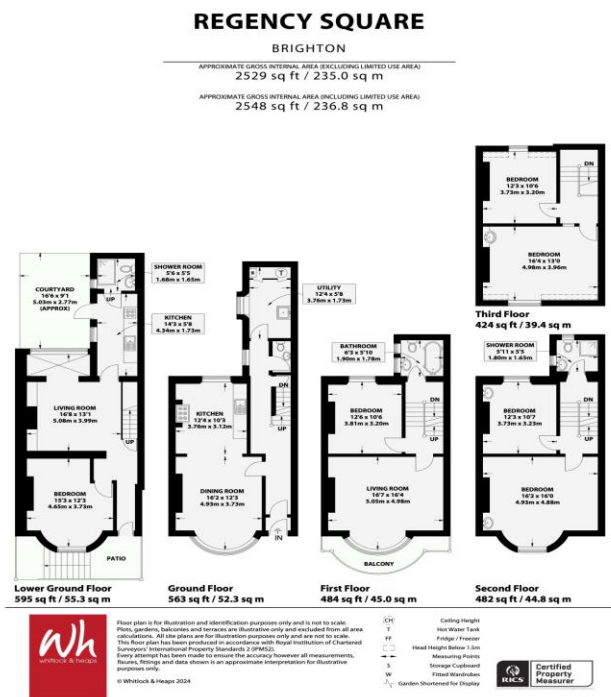
KITCHEN Incorporating stainless steel sink with mixer tap and worksurface, cupboard and drawer under, matching eye-level wall cupboards, inset ceramic hob with oven under, appliance space, radiator, wall mounted 'Alpha' boiler, door to patio.

BEDROOM Sash window, feature fireplace, radiator.

SHOWER ROOM Comprising walk-in shower, pedestal wash-hand basin, low level w.c., radiator, tiled floor, part tiled walls.

OUTSIDE

PATIO Fully paved with raised border.



EPC Rating - D

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