



DEVELOPMENT / RESIDENTIAL FOR SALE

## BUILDING TO THE REAR OF 51 REGENCY SQUARE

Brighton, BN1 2FF

DEVELOPMENT - 3 BEDROOM END OF TERRACED  
HOUSE

98.90 SQ M

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)



# Summary

Available Size	98.90 sq m
Price	Offers in the region of £500,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

An end of terrace, part development, 3-bedroom house. The property comprises a kitchen/ dining room and W/C at ground level, a living room and bedroom on the first floor and 2 bedrooms and a reception on second. This property presents a unique opportunity for purchasers to personalise the final finish to truly make the space their own.

## Location

Well located in the heart of Brighton, on the northeast corner of Regency Square a short walk from the Seafront and Churchill Square. The beautiful lawns of Regency Square are a stone's throw from the property with an abundance of national and local operators on your doorstep, providing an array of shops, pubs, eateries etc.

## Accommodation

The accommodation comprises the following areas:

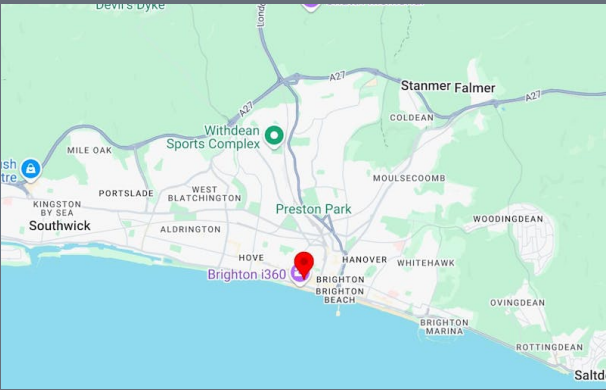
Name	sq ft	sq m
Ground	356.29	33.10
1st	354.13	32.90
2nd	354.13	32.90
<b>Total</b>	<b>1,064.55</b>	<b>98.90</b>

## Terms

Freehold available to purchase at £500,000

# AML

As in accordance with regulations the appropriate anti money laundering searches will need to be carried out for which a charge of £50 per person



## Get in touch

# Max Pollock

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max@eightfold.agency

# James Hawley

01273 672999 | 07935 901 877  
james@eightfold.agency

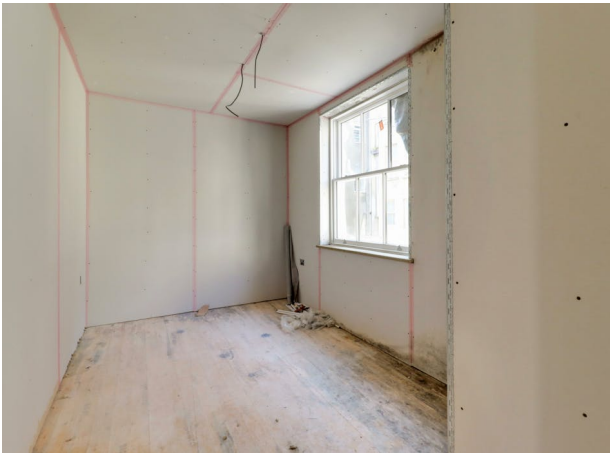
## Alex Gardner

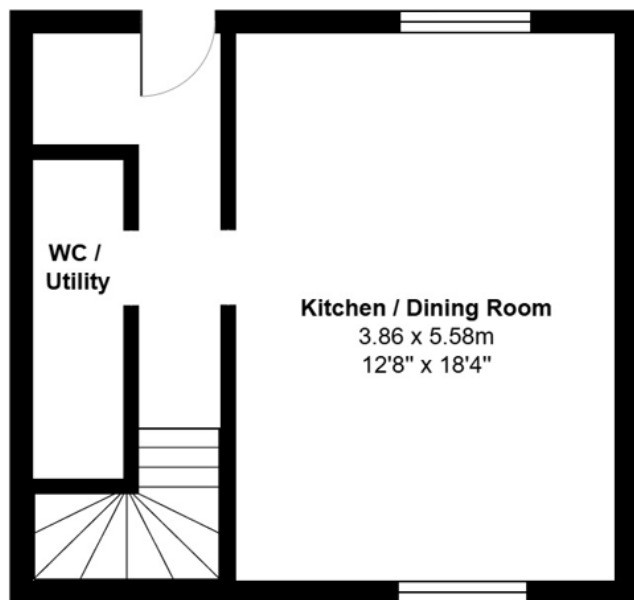
01273 672999 | 07511 017289  
alex@eightfold.agency

## Robert Hawley (Eightfold)

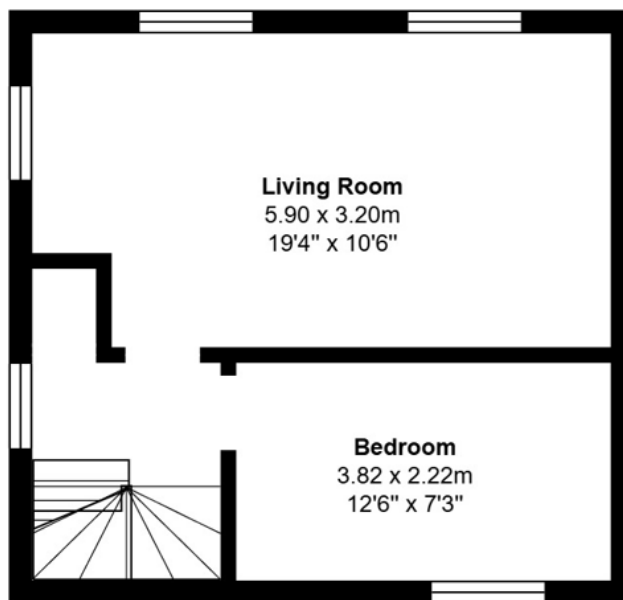
01273 672 999 | 07713 826 431  
robert@eightfold.agency

## Eightfold Property

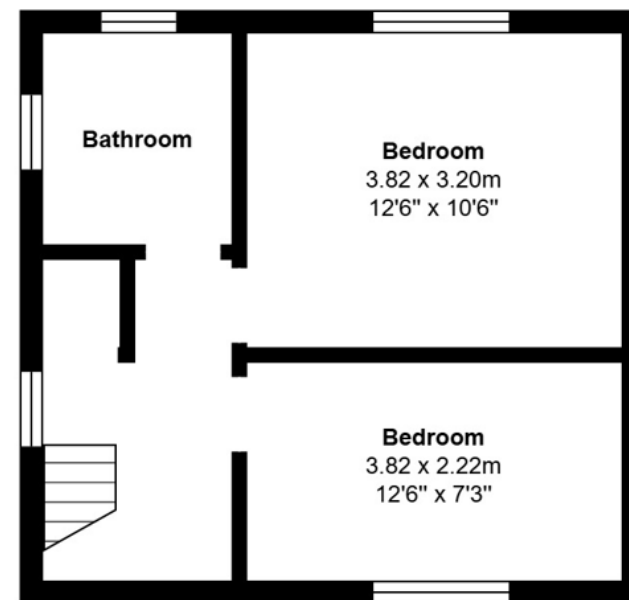




Area: 33.1 m<sup>2</sup> ... 356 ft<sup>2</sup>



Area: 32.9 m<sup>2</sup> ... 354 ft<sup>2</sup>



Area: 32.9 m<sup>2</sup> ... 354 ft<sup>2</sup>

**Total Area: 98.9 m<sup>2</sup> ... 1065 ft<sup>2</sup>**

All measurements are approximate and for display purposes only