

Regency Square, Brighton

£250,000 - £275,000



- A Wonderful Raised Ground Floor Grade II Listed Regency Conversion
- One Double Bedroom
- Bay Fronted Lounge / Diner With Stunning Sea Views
- Share Of Freehold & No Onward Chain

Regency Square, Brighton, BN1 2FF



This fantastic Regency apartment occupies the raised ground floor of an attractive & imposing Grade II listed Regency building in prestigious Regency Square. One of central Brighton's top seafront addresses, Regency Square is without a doubt an exciting & scenic place to live as your property is located seconds from the beautifully maintained square gardens that lead down to the seafront promenade with its' stunning panoramic ocean views.

You couldn't be any more central to the City's amenities with Western Road moments from your door step & the wide range of boutique shops, fine restaurants, trendy bars & coffee houses, convenience shops, delicatessens, supermarkets, beauty parlours, barbers, gyms & more it offers. Churchill Square shopping precinct is also very close by and for anyone who commutes, both Hove and Brighton mainline railway stations are within easy reach.

Accommodation comprises of a stunning, sunny large West facing lounge / diner with spectacular sea views & a window seat which is the perfect space for entertaining as well as relaxing in as there is plenty of space for lounge & dining furniture. Off the lounge /diner is a modern kitchen area separated by a handy breakfast bar eating space. You then a shower room and spacious double bedroom with a peaceful rear outlook and built-in wardrobes.

This wonderful apartment is being sold with no onward chain, a share of the Freehold and will appeal to all manner of buyers as it makes a gorgeous first home, excellent buy to let investment or an impressive holiday / second property by the sea as Regency Square really does epitomize City centre seaside living. Viewings are highly recommended!



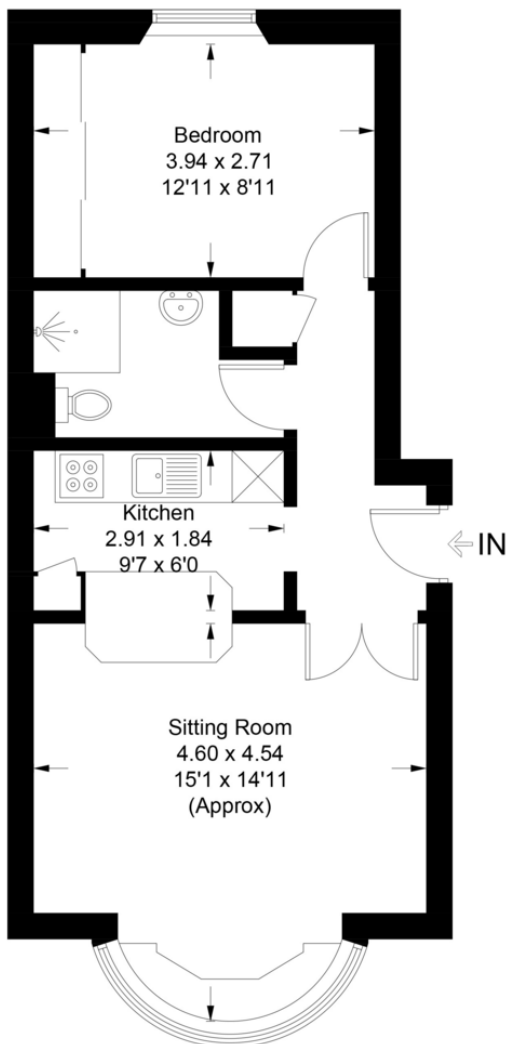
Picture this...

This location is all about the buzz and atmosphere that Regency Square brings! Brighton's famous & picturesque seafront is a few steps from your front door and the most exciting place to be in the summer months.

Alternatively why not stroll over to the gardens opposite, throw down a rug and enjoy a picnic or pop along to Churchill Square shopping centre & spend the afternoon shopping!

Regency Square, Brighton, BN1 2FF

Approximate Gross Internal Area = 45.5 sq m / 490 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

Accommodation

RAISED GROUND FLOOR

ENTRANCE HALL

With built-in storage cupboard

WEST FACING BAY FRONTED LOUNGE / DINER

15' 1" x 14' 11" (4.6m x 4.55m)

With stunning sea views

KITCHEN

9' 7" x 6' 0" (2.92m x 1.83m)

SHOWER ROOM

DOUBLE BEDROOM

12' 11" x 8' 11" (3.94m x 2.72m)

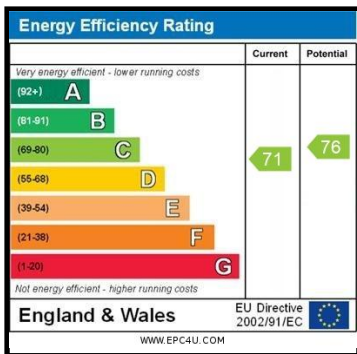
With built-in wardrobes



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 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.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk