

PHILLIPS & STILL



Regency Square, Brighton, BN1 2FF

- A Wonderful Second Floor West Facing Regency Apartment
- Very Well Presented With Beautiful Sea & Square Views
- One Double Bedroom With Built-In Wardrobes
- 20ft Wide West Facing Lounge / Diner

Guide Price of £300,000 - £325,000

- Separate Modern Kitchen With Rear Fire Escape / Balcony Area
- Lift Service Opening Directly Into Entrance Hall
- Share Of Freehold
- No Onward Chain



Property Description

This stunning Regency apartment occupies the second floor of an attractive West facing 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.

The extra special selling features of this property include a lift that opens directly into the flat, a rear fire escape / balcony area and a very generous sea facing lounge / diner that was previously a lounge / diner and second bedroom which explains how it is such an impressive size!

Accommodation comprises of a large entrance hall with space for an office / desk area, the spectacular West facing lounge / diner with two big windows offering stunning, far-reaching sea & square views. This is the perfect place for entertaining as well as relaxing in as there is plenty of space for lounge & dining furniture as well as another location to comfortably work from home whilst enjoying picturesque views!

The separate kitchen is modern and well laid out with solid wood work surfaces and integrated appliances and you have a similarly modern bathroom suite. The double bedroom has ample built-in wardrobes and a peaceful rear aspect with fantastic light & Easterly rooftop views.

This wonderful apartment comes with a share of the Freehold and no onward chain so will appeal to all manner of buyers as it makes a gorgeous 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!





Accommodation

Stairs and lift service to:

SECOND FLOOR

SPACIOUS ENTRANCE HALL

Space for office / desk area

WEST FACING LOUNGE / DINER

20' 0" x 14' 7" (6.1m x 4.44m)

Offering beautiful sea & square views

BATHROOM

DOUBLE BEDROOM

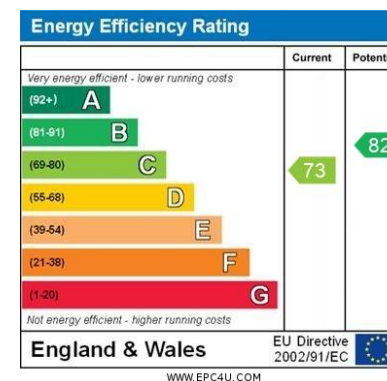
10' 11" x 9' 5" (3.33m x 2.87m)

With built-in wardrobes

SEPARATE MODERN KITCHEN

10' 1" x 7' 0" (3.07m x 2.13m)

With door opening onto rear fire escape / balcony



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

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