

PHILLIPS & STILL



- A fantastic and rarely available four-bedroom end of terrace regency freehold property
- Bathroom and shower room
- Arranged over four floors
- Access to a large flat roof, currently being used as a terrace
- No onward chain

Regency Square, Brighton, BN1 2FJ

Guide Price £800,000 - £825,000

This superb house is located in one of the area's most sought after Regency squares and offers someone the opportunity to take over a fully functioning holiday let business, or a fabulous family home, located in the heart of central Brighton, moments from beach. This fantastic end of terrace house is situated in one of the finest Regency squares in Brighton and offers comfortable, versatile and expansive living accommodation spanning four floors, the whole of which is beautifully presented.



Property Description

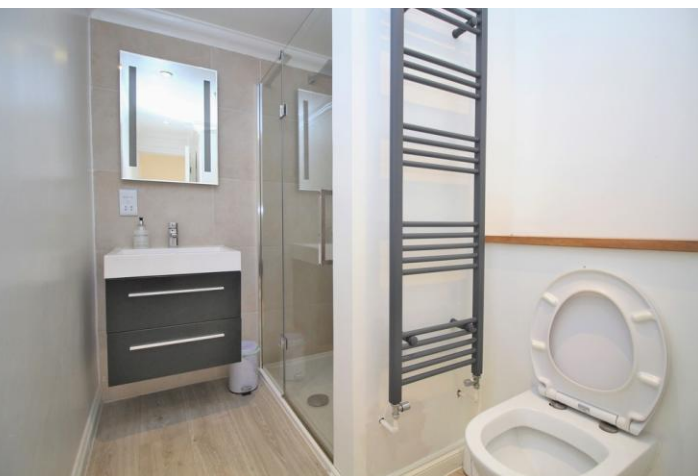
This remarkable four-bedroom end-of-terrace Regency freehold property is a rare find, beautifully spread over four floors.

It boasts versatile accommodation, featuring four generously sized bedrooms, a large bathroom, and a spacious shower room. You also have access to a large flat roof, currently being used as a terrace.

The expansive reception room provides an inviting space for relaxation and entertainment, while the roomy kitchen diner is ideal for hosting guests. Situated just a stone's throw from Brighton's vibrant seafront and a variety of local amenities, this property is perfect for families or as an Airbnb venture.

Additionally, it is being sold with no onward chain, ensuring a smooth transition for the new owners. This home seamlessly combines elegance, convenience, and potential.





Accommodation

GROUND FLOOR

RECEPTION ROOM
24' 7" x 13' 7" (7.49m x 4.14m)

LOWER GROUND FLOOR

KITCHEN/DINER
21' 11" x 13' 6" (6.68m x 4.11m)

FIRST FLOOR

BEDROOM
13' 10" x 10' 10" (4.22m x 3.3m)

SHOWER ROOM

BEDROOM
10' 10" x 7' 6" (3.3m x 2.29m)

SECOND FLOOR

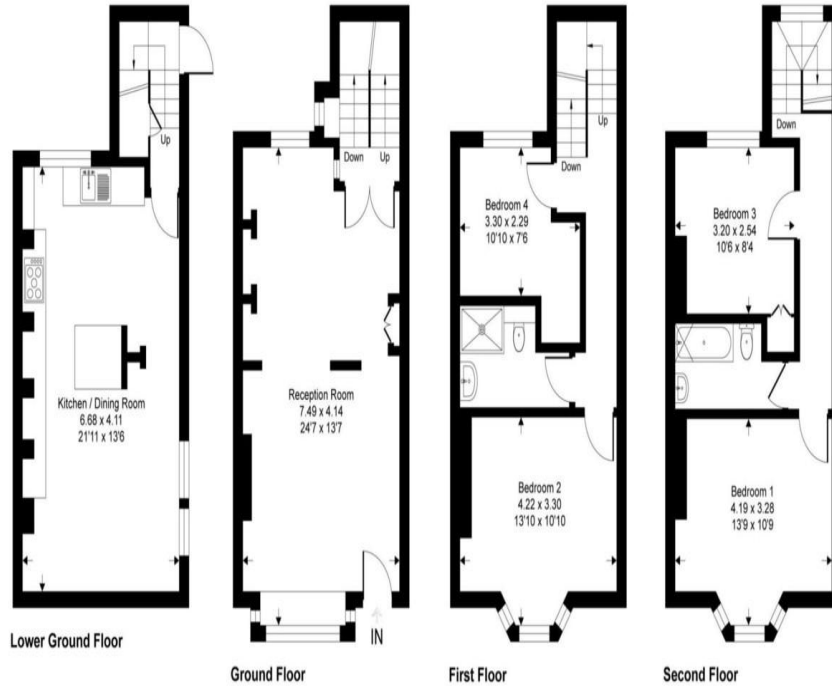
BEDROOM
13' 9" x 10' 9" (4.19m x 3.28m)

BATHROOM

BEDROOM
10' 6" x 8' 4" (3.2m x 2.54m)

Regency Square BN1

Approximate Gross Internal Area = 130 sq m / 1396 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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.

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