

Flat 4  
30 Regency Square  
Brighton  
BN1 2FH

FOR  
SALE



**SECOND FLOOR FLAT IN SEAFRONT SQUARE ENJOYING  
UNINTERRUPTED VIEWS OF THE WEST PIER AND I360**

**£265,000 LEASEHOLD**

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Regency Square was erected in 1818 – 1828 and comprises terraced properties to the north, east and west sides overlooking the central garden and probably designed by Amon Wilds with some of the later houses by Wilds and Busby.

No 30 is situated on the north side and forms the left hand side of the three centre piece properties having yellow brick elevations below the name of the square in this Listed Grade II property.

Readily accessible to the Western Road shopping thoroughfare, Preston Street with its varied range of restaurants, café bars and Casino, the i360 and the promenade, bus services run along the coast.

Flat 4 is arranged on the second floor and is approached via a communal carpeted entrance hall and stairway with door entry phone system. The accommodation comprises bedrooms, bathroom, south lounge with uninterrupted views down the square to the i360 and West Pier along with a modern kitchen, arranged more particularly as follows:

#### ENTRANCE HALL:

Door entry phone system, meter cupboard.

#### BEDROOM:



15'6 x 9'3 (4.72m x 2.81) South facing with views down Regency Square gardens to the i360, built in wardrobe cupboard with shelving, radiator, further wardrobe cupboard, dado rail.

#### BATHROOM:



White suite comprising panelled bath with Triton shower over and shower screen, low-level WC, wash hand basin, part tiling to walls, radiator, inset ceiling down lighters, window.

#### KITCHEN:



14'6 x 7' (4.42m x 2.13m) Range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset four burner gas hob with oven under and extractor hood above, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, further cupboard housing wall mounted gas fired central heating boiler, window, space for fridge/freezer.

**SITTING ROOM:**

South facing 16'6 x 9'3 (5.02m) views down Regency Square to the sea, radiator, TV aerial point.

**OUTGOINGS****LEASE:**

To be confirmed.

**GROUND RENT:**

£50 per annum at present.

Please note the flat is currently let under the terms of a periodic assured shorthold tenancy, commencing in July 2008 at a current rental of £825 PCM.



All measurements are taken to the nearest 3 inches (7.6cm)  
**VIEWING THROUGH VENDORS AGENTS**  
**GRAVES SON & PILCHER LLP 01273 32112**

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