

Flat 3
30 Regency Square
Brighton
BN1 2FH

FOR
SALE



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

£275,000 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 3 is arranged on the first floor and is approached via a communal carpeted entrance hall and stairway with door entry phone system. The accommodation comprises bedrooms, bathroom, south lounge, balcony enjoying uninterrupted views down the square to the i360 and West Pier along with a modern kitchen, arranged more particularly as follows:

ENTRANCE HALL:

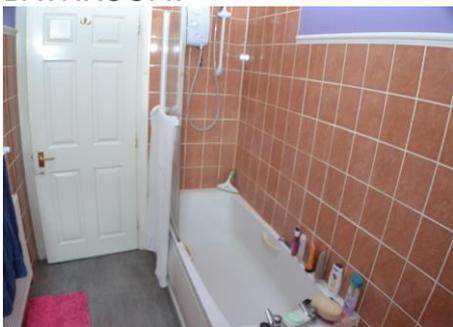
Door entry phone system, meter cupboard.

BEDROOM:



15'3 x 9'6 (4.64m x 2.89m) Double panelled radiator, built in double wardrobe cupboard with hanging and shelved storage space, floor to ceiling sash window giving access to south facing canopied balcony, dado rail, ceiling cornice.

BATHROOM:



White suite comprising panelled bath with Triton shower above and shower screen, low-level WC, pedestal wash basin, radiator, half tiling to walls, window, overhead storage cupboards, inset ceiling down lighters.

SITTING ROOM:



16'6 x 9' (5.02m x 2.74m) Double panelled radiator, dado rail, picture rail, ceiling cornice, floor to ceiling sash window giving access to canopied balcony with views across Regency Square gardens down to the i360 and West Pier.

KITCHEN:

14' x 6'3 (4.26m x 1.90m) Excellent range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, inset four burner electric hob with oven under and extractor hood above, space for fridge and freezer, double panelled radiator, space for washing machine, Vokera wall mounted gas fired central heating boiler, window.

OUTGOINGS**LEASE:**

99 Years from September 1992.

GROUND RENT:

£50 Per Annum.

Please note the flat is currently let under the terms of a periodic assured shorthold tenancy, commencing in 15 January 2016 at a current rental of £850 PCM.



**VIEWING THROUGH VENDORS AGENTS
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