



30, Regency Square, Brighton, BN1 2FH

**Spencer
& Leigh**

30, Regency Square,
Brighton, BN1 2FH

Price £350,000 - Leasehold

- Two bedroom apartment
- Beautiful views of i360 and the sea
- Spacious lounge/dining room
- Modern fitted kitchen & bathroom suite
- Gas fired central heating
- No on going chain
- Highly desirable location
- Close to Brighton Mainline station
- Viewing recommended
- Exclusive to Spencer & Leigh

This charming two-bedroom apartment offers a stunning southerly aspect with views overlooking Regency Square and the sea. It is located on the third floor of an attractive period building. The apartment is available for sale with no ongoing chain, making it an excellent choice for a home or holiday residence, given its close proximity to the seafront attractions, popular bars, cafes, and sought-after restaurants.

Inside, the well-proportioned rooms include a bright and airy lounge with direct sea views toward the i360, two double bedrooms, a modern fitted kitchen, and a white bathroom suite. The apartment is equipped with gas-fired central heating and features appealing sash windows. We highly recommend an internal viewing.



Prime location ideal for all amenities on either Kings Road or Western Road and opposite the British Airways i360. Being a moments stroll from the beach and situated on Regency Square itself with Preston Street at the top of the road with many bars and restaurants to choose from.



Communal Entrance

Stairs Rising to all Floors

Entrance

Living Room
16'8 x 12'2

Kitchen
11'3 x 5'3

Bedroom
12'9 x 9's

Bedroom
14'6 x 8'5

Bathroom

OUTSIDE

Public Gardens

Views

Property Information

Grade II Listed Building - Conservation Area (Regency Square)

90 years remaining on lease

Service Charge & Ground Rent - £1,475.00 p/a

Council Tax Band B: £1,910.06 2025/2026

Utilities: Mains Electric, Mains Gas, Mains water and sewerage

Parking: Restricted on street parking - Parking Zone Z

Broadband: Standard 14 Mbps, Superfast 80 Mbps. Ultrafast

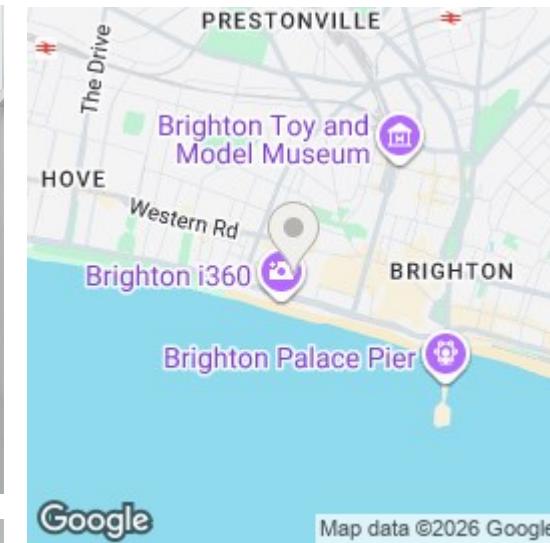
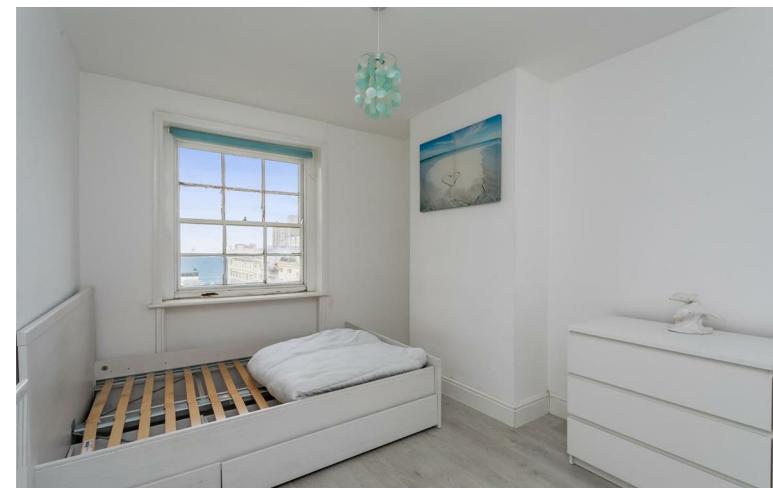
1000Mbps available (Ofcom checker)

Mobile: Good coverage (Ofcom checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Spencer & Leigh

Regency Square, Brighton



Approximate Floor Area
585.01 sq ft
(54.35 sq m)

Approximate Gross Internal Area = 54.35 sq m / 585.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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