



61, Regency Court, Withdean, BN1 6YH

Spencer  
& Leigh



61, Regency Court,  
Withdean, BN1 6YH

£1,495 Per Calendar Month -

- Well presented and spacious unfurnished flat
- Two double bedrooms
- Good size lounge/dining room
- Modern fitted kitchen with integrated appliances
- White bathroom suite with shower
- Located on the second floor
- Pleasant view over Withdean Park
- Gas fired central heating
- Double glazed windows
- Communal gardens and off road parking

This well presented flat is located on the second floor and has a pleasant outlook of Withdean Park. Upon entering you will likely be impressed by the neutral bright and airy interior which has a contemporary feel. There is a spacious lounge with space for a dining table, a modern kitchen which boasts integrated appliances, two double bedrooms and a bathroom which features a shower over the bath. The flat has gas fired central heating, double glazed windows and is offered to let on an unfurnished basis. Regency Court itself has communal gardens and off road communal parking. Amenities in nearby Preston Park and Patcham Old Village are within walking distance. Viewing is highly recommended. COUNCIL TAX BAND: B



Entrance hallway

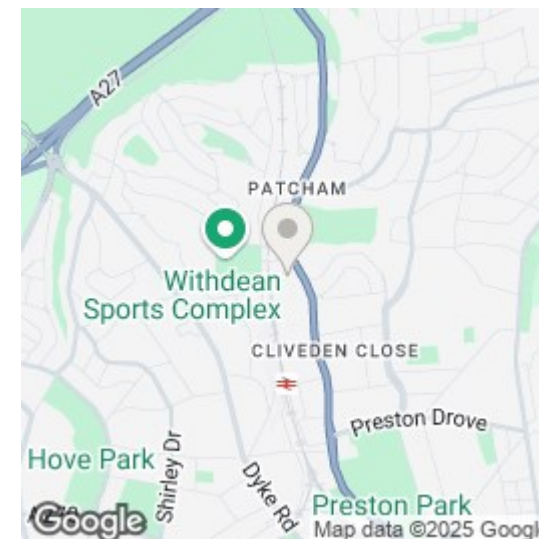
Kitchen  
13'8 x 7'5

Living room  
17'6 x 11'11

Bedroom  
14'2 x 11'11


Bedroom  
11'2 x 9'6

Bathroom



Council:- Brighton & Hove  
Council Tax Band:- B

#### Energy Efficiency Rating

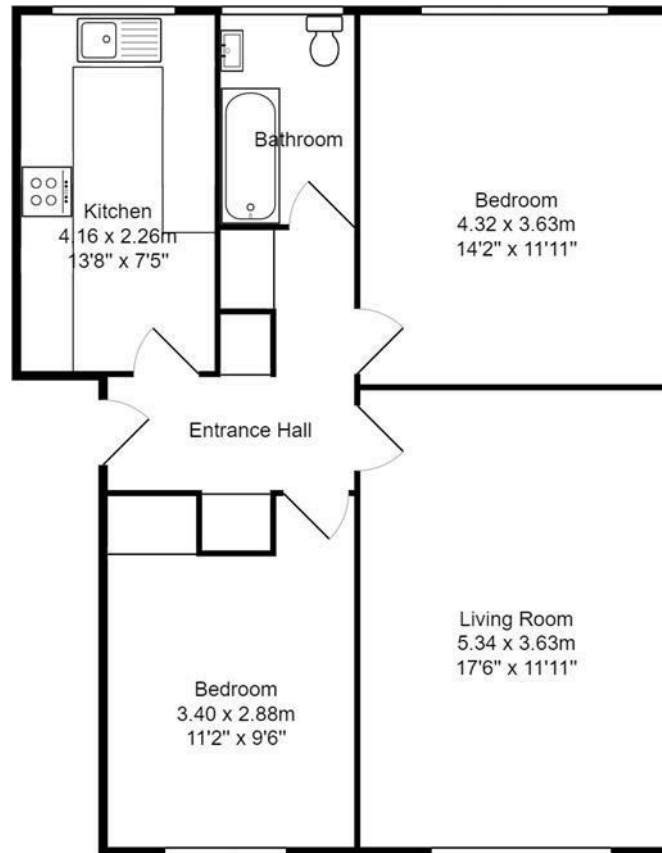
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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.

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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Total Area: 69.0 m<sup>2</sup> ... 742 ft<sup>2</sup>

All measurements are approximate and for display purposes only.