



31 Regency Court, Withdean Rise, Brighton, BN1 6YG

Spencer
& Leigh

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Guide Price £290,000 - £310,000 Leasehold

GUIDE PRICE £290,000 - £310,000

Positioned on the top floor of this attractive purpose built building is this spacious and well presented apartment. Set back from the road and overlooking the communal gardens, the position is considered to be excellent. The accommodation comprises a 17' living/dining room with floor to ceiling windows allowing alight to flood into the room; two double bedrooms; a modern fitted kitchen and a modern fitted shower room. Conveniently the property offers a good level of storage. Parking is provided by a garage en bloc. Other benefits well worthy of a mention include a good length lease and no onward chain. Internal inspection is highly recommended to appreciate this home.

- Attractive purpose built building
- Two double bedrooms
- 17' Living/dining room with floor to ceiling windows
- Modern fitted kitchen
- Fitted white suite with shower cubicle
- No onward chain
- Garage en bloc
- Long lease
- Close to Preston Park & Station
- Exclusive to Spencer & Leigh



Regency Court is situated on the London Road in Patcham in a sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Next and Asda stores. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Communal entrance
Stairs rising to top floor
Entrance hallway

Living/Dining Room
17'4" x 11'11"

Kitchen
13'9" x 7'4"

Bedroom
14'5" x 11'11"

Bedroom
13'5" x 9'6"

Shower room

OUTSIDE

Communal Parking

Garage

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



Spencer & Leigh
108 Old London Rd, Brighton BN1 8YA

Head north-west on Old London Rd
towards Old Patcham Mews

Sharp left onto Patcham By-Pass/A23
Go through 1 roundabout

Turn right onto Tongdean Ln

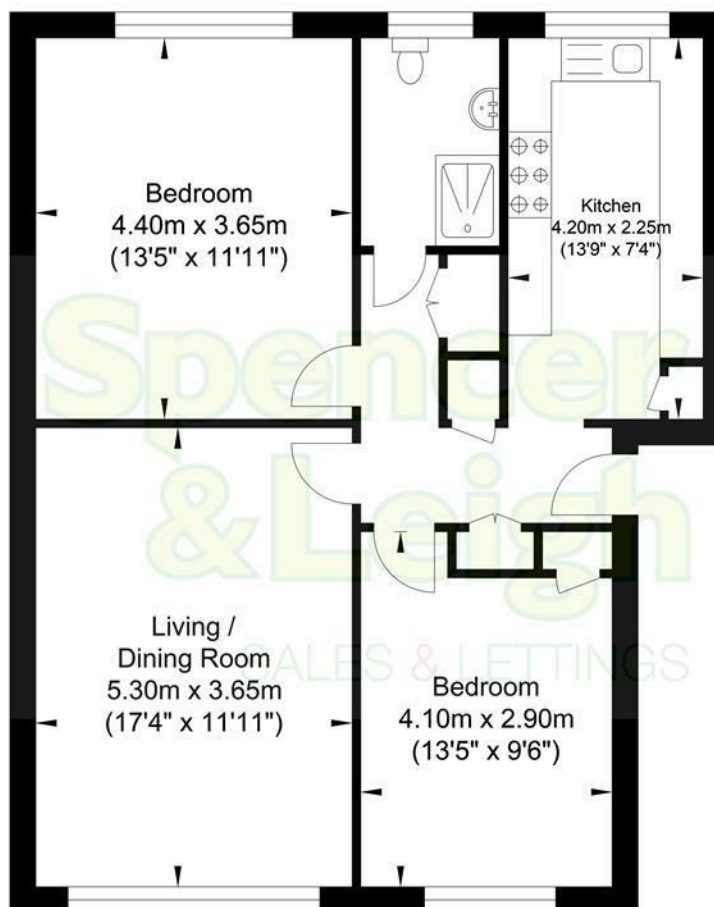
Turn left onto Withdean Rise
Destination will be on the right

Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

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Withdean Rise, Brighton



Approximate Floor Area
751.21 sq ft
(69.79 sq m)

Approximate Gross Internal Area = 69.79 sq m / 751.21 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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