



Spencer
& Leigh

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

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Guide Price £300,000 - £325,000 Leasehold

- Top floor purpose built flat
- Two large double bedrooms
- 17'5 Lounge/dining room with floor to ceiling south facing windows
- Excellent condition throughout
- Modern electric radiators with Smart WiFi controls
- Well fitted kitchen with space for a breakfast table
- Long lease, no ground rent and low service charge
- Popular residential location
- Good commuter links to London, 0.8 miles to Preston Park Mainline Station
- Internal inspection highly recommended

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Nestled in the desirable complex of Regency Court, this charming third-floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this purpose-built residence is ideal for individuals, couples, or small families seeking a modern living space.

The flat boasts bright south-facing windows that flood the interior with natural light, creating a warm and inviting atmosphere throughout. The property is in excellent condition, ensuring that you can move in with ease and enjoy your new home from day one.

One of the standout features of this property is its low outgoings, with no ground rent to worry about and a long lease in place, making it a financially sound choice for prospective buyers or investors. Additionally, the flat's location is a significant advantage, as it is conveniently close to Preston Park Station, providing easy access to Brighton's vibrant city centre and beyond.

This delightful flat is not just a place to live; it is a lifestyle choice that offers both tranquillity and accessibility. Whether you are looking to enjoy the local parks, explore the nearby amenities, or simply relax in your bright and airy home, this property is sure to meet your needs. Don't miss the opportunity to make this lovely flat your own in one of Brighton's most sought-after locations.



Regency Court is a highly desirable purpose built block conveniently situated for all modes of transport including buses, trains and having easy access to all road networks in and out of the city. There are a range of what are considered to be good local schools, a variation of shops and eateries along with Withdean Sports Complex and a selection of nearby green open spaces.



Communal Entrance

Stairs rising to all Floors

Entrance

Entrance Hallway

Living/Dining Room
17'5 x 11'10

Kitchen
13'7 x 7'4

Bedroom
14's x 11'10

Bedroom
13'4 x 9'6

Bathroom

OUTSIDE

Views

Property Information

166 years remaining on the lease

Service Charge - £1,253.32 p/a

Zero Ground Rent

Council Tax Band B: £1,818.49 2024/2025

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents Parking and un-restricted on street parking

Broadband: Standard 18Mbps, Superfast 80Mbps & 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.


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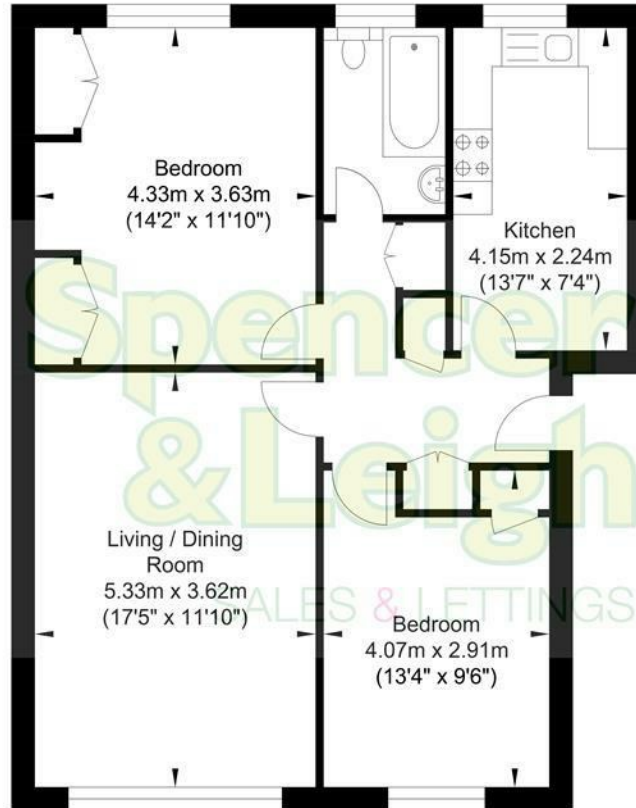
Council:- BHCC

Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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



Third Floor
Approximate Floor Area
741.20 sq ft
(68.86 sq m)

Approximate Gross Internal Area = 68.86 sq m / 741.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.