

**Spencer
& Leigh**



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

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Offers In The Region Of £300,000 -
Leasehold

- Ground floor purpose built apartment
- Two double bedrooms
- Highly desirable location
- 17' Living room with floor to ceiling windows
- Well presented throughout
- Long lease and low outgoings with RTM in place
- No ongoing chain
- Modern fitted kitchen & bathroom
- Residents permit parking
- Viewing highly recommended

Step into this delightful two-bedroom apartment, ideally situated on the ground floor in the highly desirable Regency Court complex in Brighton. This property offers a fantastic opportunity for buyers looking for a comfortable and convenient home. The apartment features a bright and inviting reception room, providing a wonderful space for relaxation and entertaining guests. The layout flows seamlessly, creating an open and airy feel throughout.

The well-proportioned kitchen is designed for practicality, offering ample storage and workspace for all your culinary needs. Both bedrooms are generously sized, providing peaceful retreats at the end of the day. The modern bathroom is tastefully finished, ensuring a refreshing start to your mornings. WE LOVE how this apartment combines practical living with a fantastic location, making it an ideal choice for a variety of lifestyles.

Living in Withdean means enjoying the best of Brighton, with excellent local amenities, parks, and transport links right on your doorstep. Whether you're commuting, exploring the city, or simply enjoying the local community, this location offers unparalleled convenience. This property is available for sale with NO ONGOING CHAIN, simplifying your move and allowing you to settle in quickly. Our experienced team, with over 20 years of individual property market expertise, is here to guide you through every step of the buying process, ensuring a smooth and stress-free experience. We understand the journey of buying a home and are dedicated to providing friendly, professional support.



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

Entrance

Entrance Hallway

Living Room
17'7 x 11'11

Kitchen
13'5 x 7'3

Bedroom
14'1 x 11'11

Bedroom
13'6 x 9'6

Family Shower Room/WC

OUTSIDE

Communal Gardens

Property Information

174 years remaining on the lease

Service Charge - £1,300.00 p/a

Peppercorn Ground Rent

Council Tax Band B: £1,910.06 2024/2025

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

Parking: Residents Parking and un-restricted on street parking

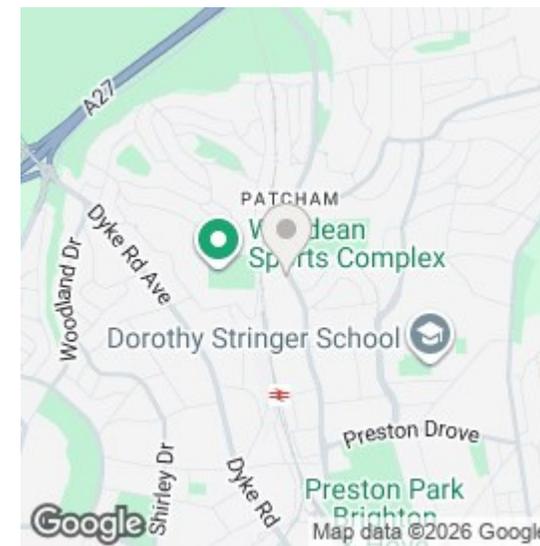
Broadband: Standard 17 Mbps, Superfast 80 Mbps & Ultrafast 1000Mbps available (OFCOM checker)

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.

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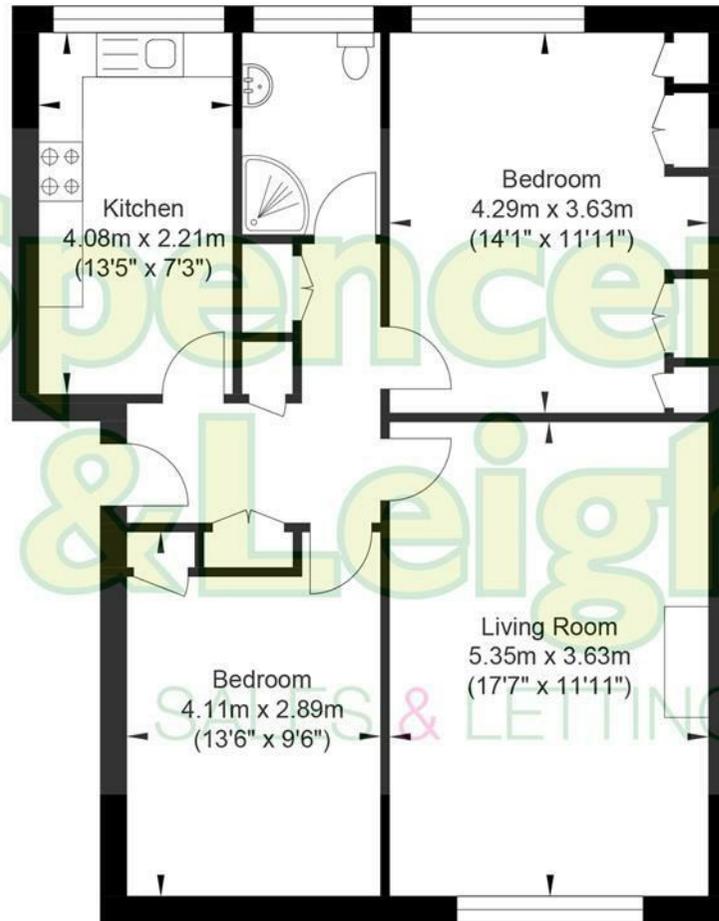
Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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



Ground Floor
Approximate Floor Area
738.2 sq ft
(68.6 sq m)

Approximate Gross Internal Area = 68.6 sq m / 738.2 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.