

**Spencer
& Leigh**



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

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

- First floor spacious apartment
- Two double bedrooms
- Garage
- 17' South facing living room
- 13' Stylish kitchen/breakfast room
- Modern shower room
- Long lease, low service charge with no ground rent
- Gas central heating & double glazing
- Within walking distance of Preston Park station
- Exclusive to Spencer & Leigh

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This charming first-floor apartment is situated in the desirable area of Withdean Rise, Brighton. Spanning an impressive 728 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

The heart of the apartment is the generous 17' South-facing living room, which invites an abundance of natural light, creating a warm and welcoming atmosphere. The stylish kitchen/breakfast room is well-equipped, providing a delightful space for casual dining.

The modern shower room adds a touch of luxury, ensuring that your daily routines are both practical and enjoyable. With a long lease in place, there is no ground rent to worry about, and the low service charge makes this property an attractive option for potential buyers or investors.

For those who commute, the flat is conveniently located within walking distance of Preston Park station, offering easy access to London and beyond. Additionally, the property includes a garage, providing ample space for your car and extra storage.

This purpose-built flat in Withdean is not just a home; it is a lifestyle choice, combining modern living with the charm of Brighton. Don't miss the opportunity to make this delightful property your own.



Communal Entrance

Stairs rising to all Floors

Entrance

Entrance Hallway

Sitting Room

17'5 x 11'10

Kitchen

13'6 x 7'3

Bedroom

14' x 11'10

Bedroom

13'1 x 9'2

Shower Room/WC

OUTSIDE

Garage

15'10 x 8'5

Property Information

164 years remaining on the lease

Service Charge - £1,499.96 p/a

Zero Ground Rent

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

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

Parking: Garage and un-restricted on street parking

Broadband: Standard 18Mbps, Superfast 80Mbps & Ultrafast

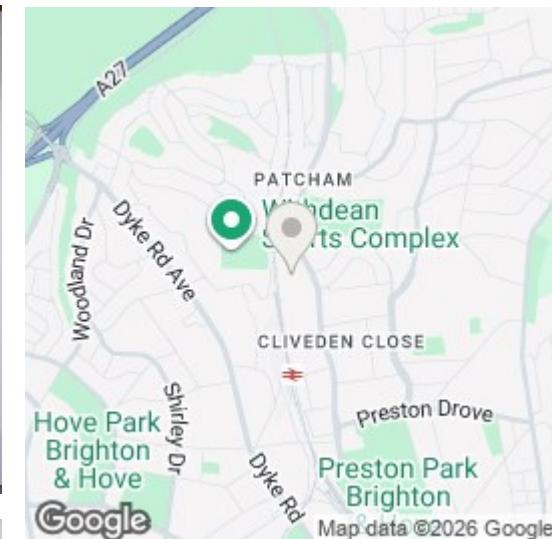
1000Mbps available (Ofcom checker)

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.

t: 01273 565566

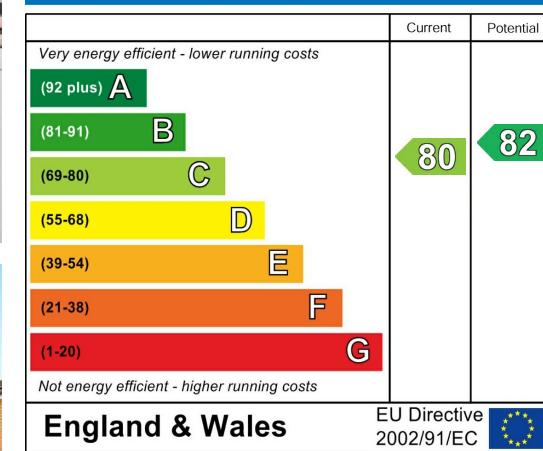
w: www.spencerandleigh.co.uk



Council:- BHCC

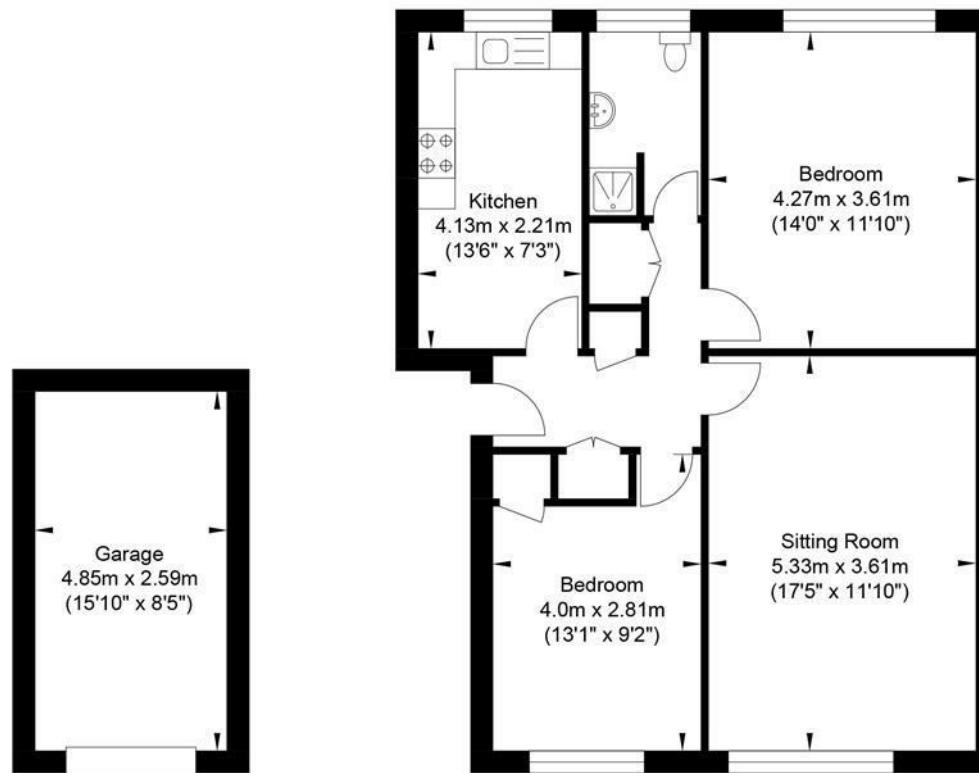
Council Tax Band:- B

Energy Efficiency Rating



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Withdean Rise



Garage
Approximate Floor Area
135.19 sq ft
(12.56 sq m)

First Floor
Approximate Floor Area
728.17 sq ft
(67.65 sq m)



Approximate Gross Internal Area (Excluding Garage) = 67.65 sq m / 728.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.