



## 2 bed end of terrace house to buy in BN1

Regency Square, Brighton, East Sussex, BN1 2FJ

**£390,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Prime Regency Square location
- ✓ Moments from Brighton Beach
- ✓ Bright and spacious interiors
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000

Set within one of Brighton's most iconic Regency settings, this beautifully presented two-bedroom mews house offers a rare opportunity to enjoy character, style, and a prime central location just moments from the seafront.

The property opens into a striking open-plan living space, where elegant proportions meet contemporary design. A standout feature is the marble flooring that flows through the living area, creating a sleek yet timeless feel, complemented by natural light and a well-considered layout ideal for both relaxing and entertaining.

The kitchen is fitted with modern units and high-quality appliances, finished with marble surfaces that enhance both style and practicality, seamlessly blending with the home's refined aesthetic.

Upstairs, there are two well-proportioned bedrooms, including a generous principal bedroom and a versatile second room, perfect for guests, a home office, or additional living space.

The bathroom is finished to an equally high standard, featuring marble tiling for a luxurious, hotel-inspired finish.

Positioned just moments from the seafront and the green spaces of Regency Square, the property benefits from immediate access to Brighton's vibrant lifestyle. Preston Street's renowned restaurants and cafés are on the doorstep, while the city centre, transport links, and mainline station are all within easy reach.

Combining a prestigious location with high-spec finishes and low-maintenance living, this unique mews house is ideally suited to first-time buyers, second-home owners, or investors seeking a standout Brighton property. Early viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £390,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

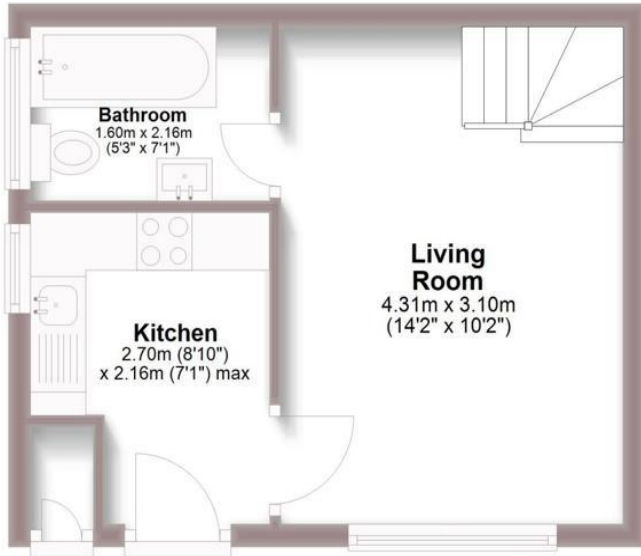
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Ground Floor

Approx. 23.3 sq. metres (250.8 sq. feet)



## First Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



Total area: approx. 44.4 sq. metres (477.4 sq. feet)

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 85        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | 59                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

Regency Square, Brighton, East Sussex, BN1 2FJ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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