



hamlyn  
smith.

Withdean Rise, Brighton, BN1 6YG


£295,000



# hamlyn smith.

 2 Bedrooms

 1 Receptions

 1 Bathrooms

Spacious apartment with two double bedrooms in an attractive, purpose-built block, off Withead Rise, which is surrounded by beautifully kept communal gardens. Parking for residents on a first come, first served basis.

- Two bedroom second floor apartment
- Long lease
- Close to Preston Park Station
- Low service charge
- Unallocated parking
- No onward chain









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Regency Court is an attractive, red-brick, purpose-built block of apartments off Withdean Rise in Brighton. Parking is easy in one of the bays outside and you approach the property through the communal gardens.

Inside the flat, you have a very generous living room with a lovely wide window, facing east. All the rooms are arranged off a central hallway. Both the bedrooms are doubles and the main bedroom is particularly spacious with an outlook to the rear of the property. In the kitchen, there is an electric fan oven and a gas five-burner hob. There is also space for a washing machine, space for a separate dryer, and space for a slimline dishwasher. The flat is double-glazed throughout.

The property is far enough out of town to benefit from extra space and quiet, but also well connected by road and public transport. Preston Park station is a fifteen-minute walk, from where both Southern and Thameslink services to London can be accessed. Buses stop close by with regular services running to the city centre. The location is perfect for car users who need to access the A27 or A23 easily. Moments from the house is Withdean Park, which is a large open space with one of the largest collections of lilac trees in the world. In early summer there is a spectacular display when the hundreds of different varieties come into flower. Withdean Sports Complex, just around the corner, has an athletics track, tennis and squash courts, a gym and a programme of exercise classes.

