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Regency Square

, Brighton, BN1 2FH

Offers in excess of £1,450,000

This excellent property has bag's of charm and Character, it is a Grade II* listed building comprising of 22 bedrooms with en-suite and is situated at the top of this seafront square in the heart of central Brighton. It is a superb business opportunity, with parking facilities for 1 - 2 cars, with many period features throughout. Early viewing is most highly recommended.

This elegant Grade II* listed building is situated at the top of this seafront square in the heart of central Brighton opposite the West Pier landmark and the British Airways i360. The property is right by the seafront, Regency Square car park, the conference centres, Churchill Square Shopping Centre, the Lanes, Brighton Mainline Station and local bus services to the Marina. The A23 / M23 commuting corridor are also easily accessible, as well as the South Downs National Park.

The property is a large property with a modern rear extension and in total comprises of 22 en-suite bedrooms there is a studio room with separate street access which is available for around. There is a separate bedroom and generous ground floor bay front room which may suit conversion to chic guest cocktail bar. In addition there is a reception area, a further bay front room ideal for dining kitchen, laundry, storage rooms and rear access with hard standing for 1-3 cars. The property benefits from period features throughout. central heating and direct sea views from the mains to front and upper floors.

This is an extremely rare opportunity and viewing is highly recommended, the owners will also include a one bedroom basement flat in the sale for an extra £200,000.



22



21



1



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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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