

# REGENT STREET BRIGHTON BN1 1UU



Estate Agents



Asking price of £260,000 LEASEHOLD

Atrium House is located on Regent Street in the heart of Brighton's popular North Laine district. The area is renowned for its incredible range of independent and boutique shops and cafes, while Brighton's recent restaurant boom has seen a number of highly regarded eateries open in the area. The area remains hugely popular with young professionals keen to have Brighton's nightlife on their doorstep while being a short walk from Brighton station.

The flat itself is located in this modern purpose-built block situated just off the main thoroughfares. Access is from the smart communal ways and the flat is entered to a central hallway with all rooms located just off this. To the front is the main living area which is an impressively proportioned and bright open plan lounge and kitchen. The main living area offers ample size for a dining table, as well as lounging space. Engineered wood floors further enhance the contemporary feel while full height windows guarantee plenty of light. The kitchen area is recessed from the main room and is well-equipped with plenty of storage units and worktops. The bedroom is also to the front and again benefits from a large window while substantial built-in wardrobes take care of the practical needs. The accommodation is completed by the bathroom which is smart and contemporary in finish with a white suite comprising a bath with shower over, low level wc and wash basin.

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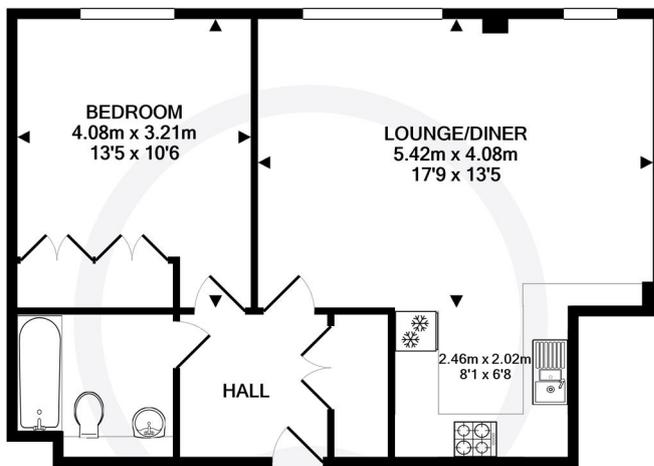


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## In The Know...

Area:	North Laine
Council Tax:	Band C
EPC Rating:	B81
Floor Area:	53.2sqm (approx.)
Lease Length:	132 years*
Maintenance:	£1687.68pa *
Ground Rent:	TBC*
Station:	Brighton (600m)
Bus Stop:	North Street (290m)
Parking:	Permit Zone Y
Local shop:	Tesco Express, Jubilee St (65m)
Supermarket:	Sainsbury's, New England St (650m)
Local Gems:	Komedia; Burger Bros; Isaac At; The Green Dragon; The Pond; Resident Records



TOTAL APPROX. FLOOR AREA 53.2 SQ.M. (573 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Q Estate Agents have not tested any appliances or services within the property.

Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.