



**1 Bed  
Apartment  
located in**

 **MyHausProperty**  
Sales & Lettings

# 37A Regency Square

## Brighton

### BN1 2FJ



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1



## £1,400

Set on one of Brighton's most recognisable garden squares, this Regency Square apartment offers the perfect blend of period charm and modern comfort. Just a few steps from the seafront and Brighton's vibrant social scene, it's a home designed for easy, enjoyable living.

Inside, natural light fills the well-proportioned bedroom and the bright reception room – a calm space to unwind, work or entertain. The contemporary bathroom keeps things sleek and practical, while the inclusion of bills in the rent means you can simply move in and start living.

At the rear of the property, a small private outdoor space provides a rare city-centre bonus – the perfect spot for morning coffee, a glass of wine at sunset or a few pots of herbs.

From here you're minutes from Churchill Square, the Lanes and a huge choice of independent cafés, restaurants and galleries. Early beach walks, weekend shopping and nights out are all right on your doorstep.

Available for a six-month let, this is a chance to enjoy Brighton at its best – a stylish, fully-set-up home with its own little slice of outdoor space, in one of the city's most sought-after locations.





## Ground Floor

Approx. 35.8 sq. metres (385.9 sq. feet)



Total area: approx. 35.8 sq. metres (385.9 sq. feet)

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

## DIRECTIONS

## CONTACT

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