



**hamlyn  
smith.**

Regency Square, Brighton, BN1 2FJ


£1,300 pcm



# hamlyn smith.

 2 Bedrooms

 1 Reception

 1 Bathroom

Unfurnished two bedroom top-floor flat within a centrally situated beautiful Regency-style period property. Available immediately.

- Two double bedroom
- Open plan living room and kitchen
- Availabl immediately
- Prime City centre location
- Unfurnished
- Walking distance to beach













# hamlyn smith.

 50 Goldstone Villas, Hove, BN3 3RS

 01273 762222

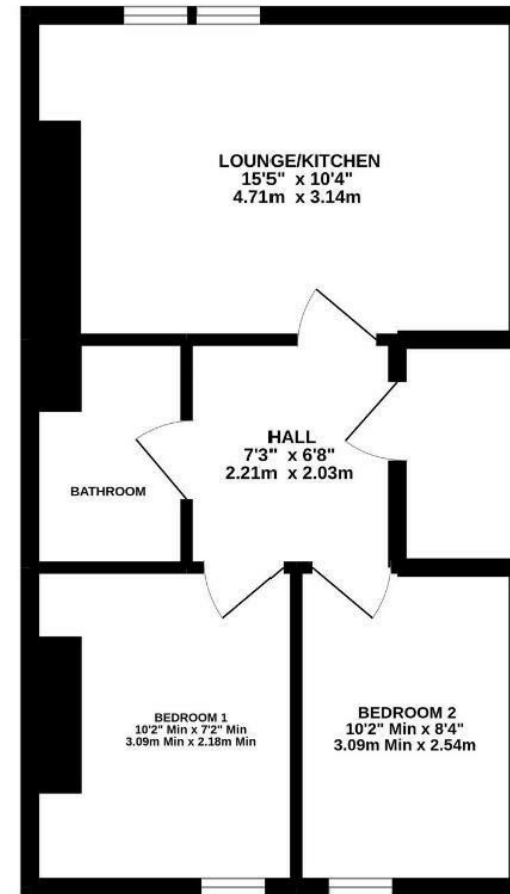
 hello@hamlynsmith.co.uk


This charming two-bedroom apartment is nestled on the top floor of an elegant period building. Its prime location near the seafront attractions, cosy cafes, desirable restaurants and trendy bars makes it an ideal choice for a home. Inside, the apartment features a well-lit main living area with a modern open-plan kitchen, two double bedrooms and a stylish bathroom complete with a bath and overhead shower. Available immediately on an unfurnished basis.

Just a stone's throw away from the British Airways i360 and the beach, you'll find yourself in close proximity to all amenities along Kings Road, Western Road and Churchill Square. This location also offers easy access to plenty of bus routes and Brighton Train Station, providing direct and fast links to the airports and London



THIRD FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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