

PHILLIPS & STILL

Montpelier Terrace, Brighton

Guide Price £300,000 - £325,000



- A Fantastic Second Floor Period Conversion
- Two Double Bedrooms
- Fabulous South Facing Open Plan Lounge / Diner & Kitchen
- Montpelier & Clifton Hill Conservation Area
- No Onward Chain

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Montpelier Terrace, Brighton, BN1 3DF



This fantastic period conversion is situated on the second floor of an attractive Victorian terraced villa in the highly sought after Montpelier & Clifton Hill Conservation area. Here you are nestled between trendy Seven Dials and the hustle & bustle of Western Road both offering a huge variety of coffee shops, bars, restaurants, delicatessens, boutique & convenience shops, supermarkets, gyms and more! Our famous seafront is also just a few minutes walk away so you'll never be short of things to do here and for anyone who commutes, Brighton mainline railway station is very close by if you're looking to shave time off that daily journey to work & back!

Accommodation comprises of entrance hall, a master double bedroom with a peaceful rear aspect, bathroom, second bedroom and a fantastic open plan lounge / diner with a great size modern fitted kitchen area & breakfast bar. Both the second bedroom and fabulous open plan living space are South facing so full of natural light. The second bedroom would be ideal as a home office for anyone who works from home.

This flat will make a wonderful first home, brilliant buy to let investment or the perfect holiday / second property moments from the sea! Living here would certainly be very exciting and you would be sure to experience Brighton & Hove's famous cosmopolitan atmosphere to the full!



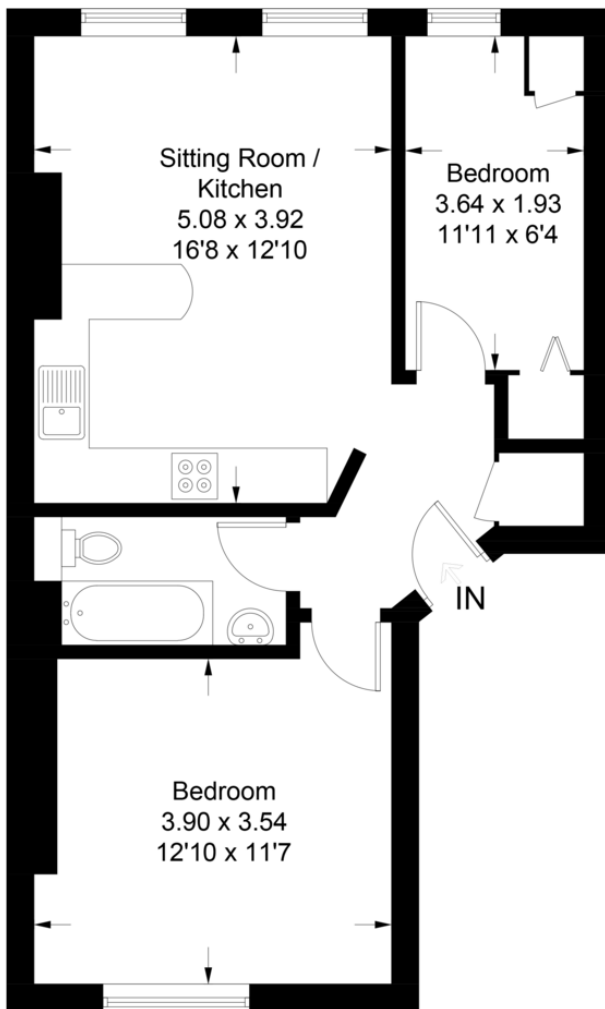
Picture this...

The location of this property could not be any more convenient with the hustle & bustle of Western Road at the bottom of your street. There you will find a huge and varied array of boutique shops, restaurants, trendy cafes, pubs, bars, convenience shops & supermarkets, gyms, beauty parlours...you name it, Western Road is where you'll find it!

And Churchill Square shopping precinct is just a short walk away if you want to shop 'til you drop!

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Approximate Gross Internal Area = 52.2 sq m / 562 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Accommodation

SECOND FLOOR

ENTRANCE HALL

BEDROOM TWO

11' 11" x 6' 4" (3.63m x 1.93m)

OPEN PLAN LOUNGE / DINER

16' 8" x 12' 10" (5.08m x 3.91m)

KITCHEN AREA

BATHROOM

BEDROOM ONE

12' 10" x 11' 7" (3.91m x 3.53m)

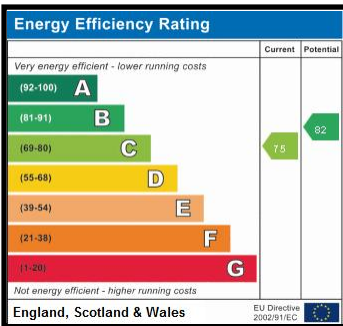




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

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