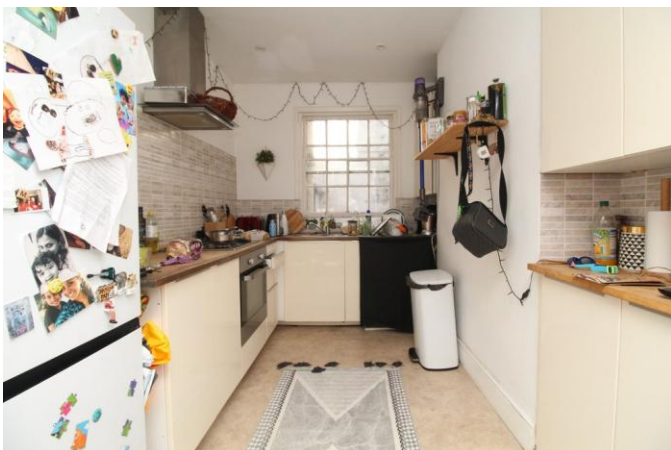


# PHILLIPS & STILL

Montpelier Road, Brighton

£350,000 - £375,000



- A Spacious First & Second Floor Converted Maisonette
- Two Double Bedrooms
- Bay Fronted Lounge / Diner & Separate Kitchen
- Bathroom & Additional Separate W.C. / Utility Room
- No Onward Chain

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## Montpelier Road, Brighton, BN1 2LQ



If for you it's all about location, location, location then this really is the property for you! Situated just off Western Road, you are just moments from a huge range of local shops, restaurants, trendy cafes, coffee shops, bars, beauty parlours, boutique shops, gyms and supermarkets including Waitrose. Our fabulous seafront is also very close by as is Brighton mainline railway station making this property ideally positioned for anyone who commutes.

The maisonette itself has its' own private entrance and is arranged over two floors making it feel very much like your own house rather than a flat. The living accommodation is light, spacious and versatile with a bay fronted lounge / diner, separate modern fitted kitchen, two double bedrooms, a modern fitted bathroom and second W.C. / utility room.

It will make someone a gorgeous home, second property / holiday home or buy to let investment. It really does tick all the boxes and with no onward chain, it is ready for you to pack your bags and move straight into! Living here would be really exciting and you will be certain of experiencing Brighton & Hove's vibrant cosmopolitan lifestyle to the max!



## 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!

### Montpelier Road, Brighton, BN1 2LQ

Approximate Gross Internal Area = 78.4 sq m / 844 sq ft

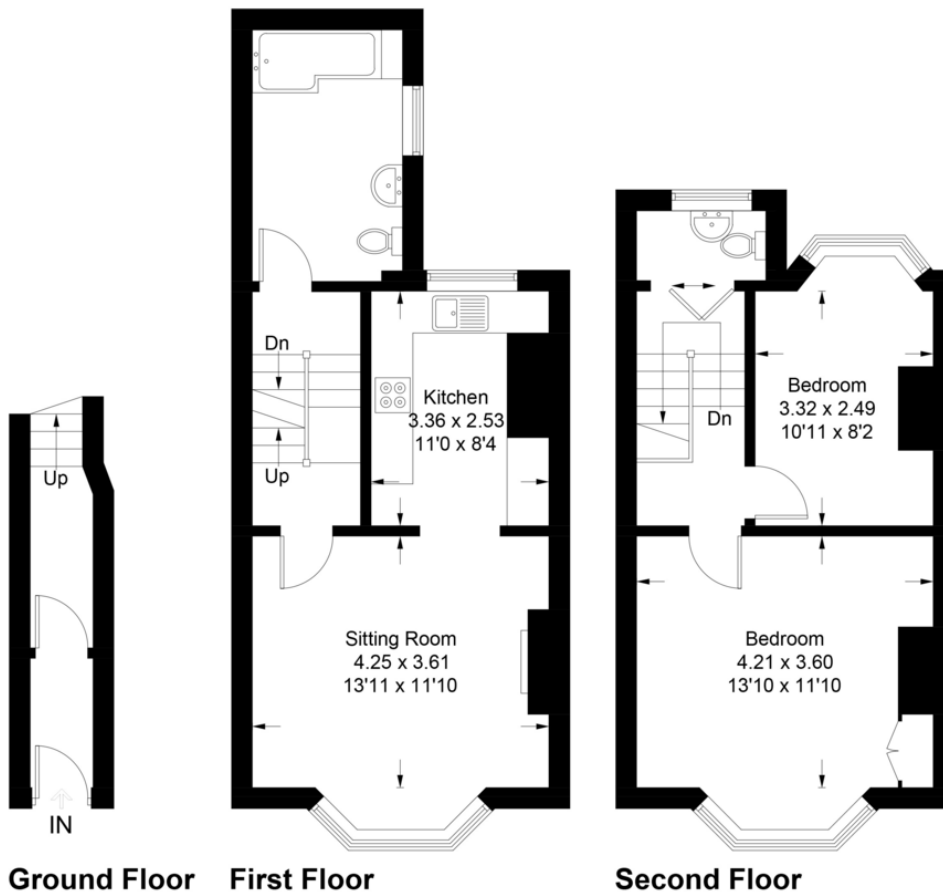


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

## Accommodation

### FIRST FLOOR

BATHROOM

LANDING

BAY FRONTED LOUNGE / DINER  
13' 11" x 11' 10" (4.24m x 3.61m)

SEPARATE KITCHEN  
11' 0" x 8' 4" (3.35m x 2.54m)

Stairs up to:

### SECOND FLOOR

SEPARATE W.C. / UTILITY ROOM

LANDING

BEDROOM TWO  
10' 11" x 8' 2" (3.33m x 2.49m)

BEDROOM ONE  
13' 10" x 11' 10" (4.22m x 3.61m)





## 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](mailto: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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)

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