



- Delightful one bedroom first floor balcony flat
- Excellent decorative order throughout
- Balcony with sea views
- Highly desirable central Brighton Location
- Ideal first time buy or buy to let

Montpelier Road, Brighton, BN1 3BA

Guide Price £250,000 - £275,000

A beautifully presented, bright and airy first floor one bedroom balcony flat with a delightful balcony with sea views, forming part of a stunning Regency townhouse in the highly popular Montpelier Conservation area. With sea views you really have the perfect Brighton flat.



Property Description

They say it's all about location, well it certainly is with this stylish flat in the highly sought after Montpelier Conservation area. A location fast becoming the trendiest address in Brighton due to its close proximity to Brighton train station and easy access into the City centre and seafront.

The flat itself is beautifully presented with a delightful open plan lounge/kitchen, stunning bathroom room and a delightful double bedroom. The piece de résistance must be the delightful balcony with sea views which is easily big enough to put out table and chairs and the perfect place to enjoy your morning coffee.

This attractive flat is situated in a popular area with lots of local shops and the beach nearby. The city centre shopping districts and parks are also within easy reach, and this house also offers easy access to both Brighton and Hove Stations which have direct and fast links to the airports and London.

You will want to arrange to view this property as quickly as possible to avoid missing out on this perfect first home, buy to let investment or even a holiday home by the sea!





Accommodation

FIRST FLOOR

ENTRANCE HALL

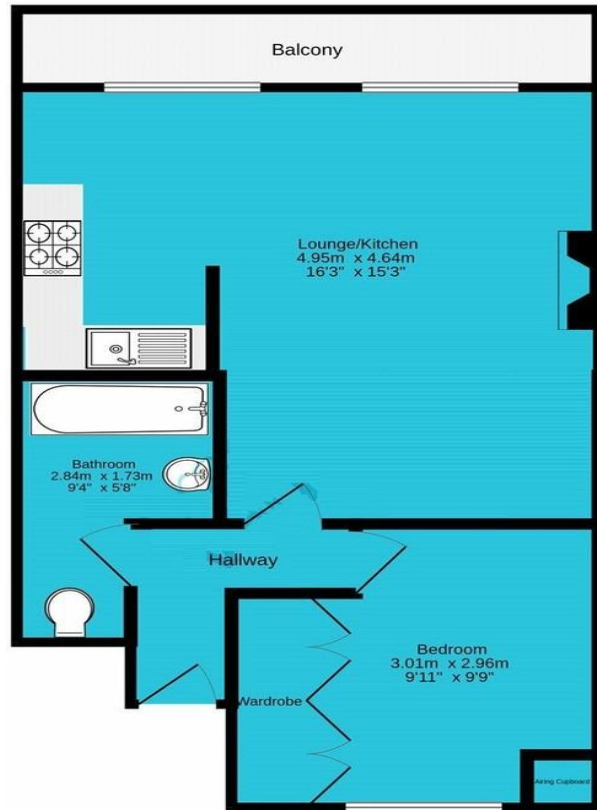
LOUNGE/KITCHEN
16' 3" x 15' 3" (4.95m x 4.65m)

BALCONY

BATHROOM
9' 4" x 5' 8" (2.84m x 1.73m)

BEDROOM
9' 11" x 9' 9" (3.02m x 2.97m)

First Floor
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA: 38.0 sq.m. (409 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Picture this...

What better way to enjoy your weekend than to take a short stroll along to the City Centre. Alternatively why not relax after work with a glass of wine on your own private balcony.

Say goodbye to needing a car and say hello to everything being on your doorstep! For commuters this property and location is like paradise, as you can easily walk to Brighton mainline.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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