

PHILLIPS & STILL

Montpelier Crescent, Brighton

Offers in excess of £230,000



- **A Wonderful Split-Level First Floor Period Flat**
- **One Double Bedroom**
- **Open Plan Lounge / Diner & Kitchen**
- **Peaceful Rear Aspect & High Ceilings**
- **Share Of Freehold & No Onward Chain**

To view all our homes: phillipsandstill.co.uk



Montpelier Crescent, Brighton, BN1 3JF



Prestigious Montpelier Crescent and gardens is 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!

Upon stepping inside, you will be very pleased by the high ceilings and bright, natural light throughout. The flat has a peaceful rear garden outlook with accommodation comprising of a fantastic open plan lounge / diner with kitchen area to the rear, bathroom and stairs down into the double bedroom.

Other features include a share of the Freehold, no onward chain and a communal front garden. It will make an idyllic 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!



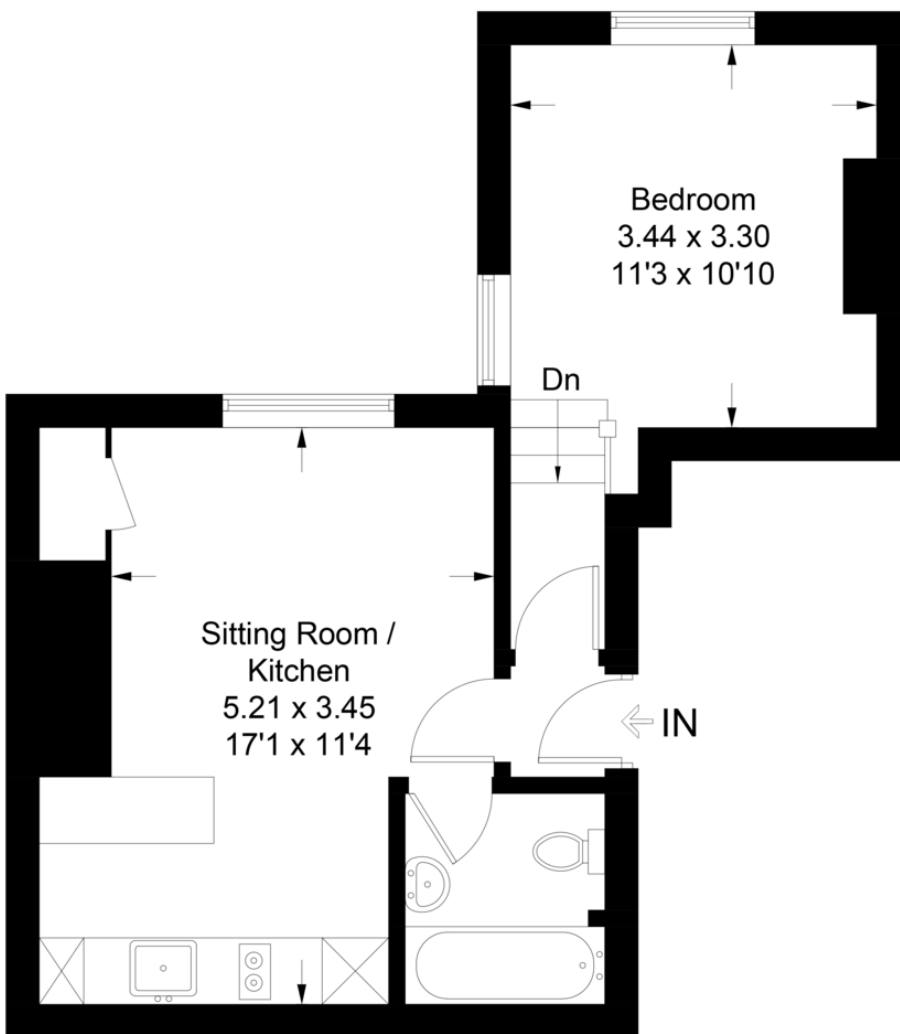
Picture this...

Why not take a short evening stroll into town and really soak up Brighton & Hove's famous atmosphere by exploring around the wide range of bars, restaurants and shops on offer. This City really is known for its' entertainment and vibrant lifestyle!

And come summer, you have Montpelier Crescent Gardens just outside your front door or the very nearby seafront to choose from when fancying a little relaxation in the sunshine!

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Approximate Gross Internal Area = 38.2 sq m / 411 sq ft



First Floor

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

Accommodation

FIRST FLOOR

ENTRANCE HALL

OPEN PLAN LOUNGE / DINER
17' 1" x 11' 4" (5.21m x 3.45m)

KITCHEN AREA

BATHROOM

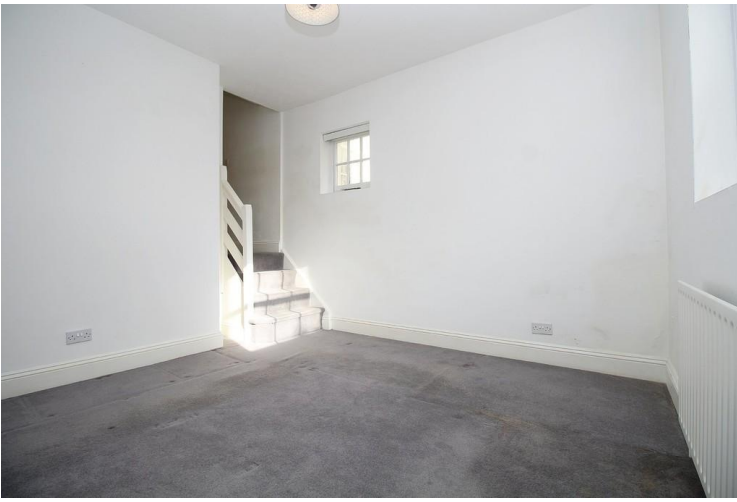
Steps down to:

DOUBLE BEDROOM
11' 3" x 10' 10" (3.43m x 3.3m)

OUTSIDE

COMMUNAL FRONT GARDEN





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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | 79 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| 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 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

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk