

PHILLIPS & STILL

Montpelier Road, Brighton

Guide Price £340,000 - £350,000



- Two bedroom purpose built flat
- Private gated development
- Master bedroom with en-suite
- Balcony with sea and city views
- Allocated parking space

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Sillwood Court, Montpelier Road, Brighton, BN1 2NL



This apartment is a two-bedroom purpose-built flat located in a private gated development in the highly desirable central Brighton area. The apartment offers a comfortable and convenient living space for its residents.

The master bedroom comes with an ensuite bathroom, providing a private and convenient space for relaxation and personal needs. Additionally, the apartment features a delightful balcony that offers mesmerizing sea and city views. This outdoor space provides an ideal spot to unwind and enjoy the surrounding scenery.

One of the notable advantages of this apartment is the allocated parking space, ensuring that residents have a secure and convenient place to park their vehicles. This feature is particularly valuable in the bustling city of Brighton, where parking can often be a challenge.

The location of this apartment is highly desirable, being situated centrally in Brighton. The vibrant city offers a plethora of amenities, including shops, restaurants, entertainment venues, and cultural attractions, all within easy reach.

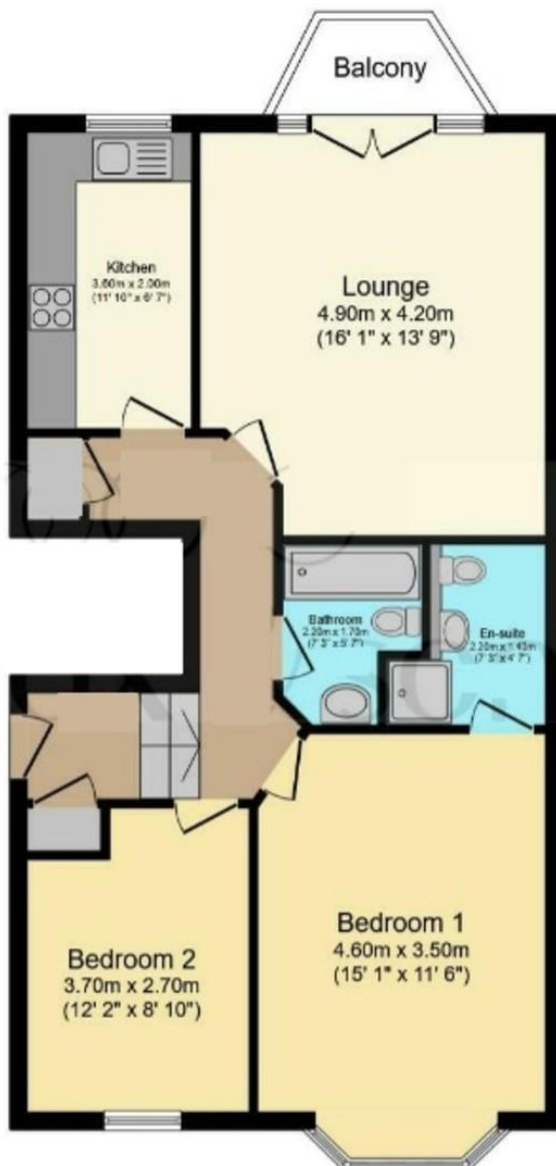
This apartment is being sold with no onward chain, making it an excellent opportunity for someone looking to put their personal touch on the property. Whether it's renovations or customization, the new owner will have the freedom to make the space their own and create a home that suits their preferences and style.



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.

For commuters this property and location is like paradise, as you can easily walk to Brighton mainline station in minutes.



TOTAL FLOOR AREA 71.6 SQ.M (771 SQ FT) APPROX

Accommodation

THIRD FLOOR

ENTRANCE HALL

BEDROOM TWO
12' 2" x 8' 10" (3.71m x 2.69m)

BEDROOM ONE
15' 1" x 11' 6" (4.6m x 3.51m)

ENSUITE

BATHROOM

LOUNGE
16' 1" x 13' 9" (4.9m x 4.19m)

KITCHEN
11' 10" x 6' 7" (3.61m x 2.01m)

OUTSIDE

BALCONY





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		

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.

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