



## Flat 4, 19 Montpelier Place, Brighton BN1 3BF

Asking Price Of £430,000

- STUNNING FIRST FLOOR APARTMENT
- SOUTH FACING KITCHEN/LIVING ROOM
- SEA VIEWS
- TWO BEDROOMS
- MODERN BATHROOM
- BALCONY
- SHARE OF FREEHOLD
- DESIRABLE LOCATION

The flat forms the first floor of this attractive property believed to have been constructed in 1885. This stunning apartment has been skilfully and tastefully updated by the present owners retaining a number of period features. The south facing kitchen/living room with sea views is a particular feature of the property. In addition there are two bedrooms with access from the master onto a private terrace overlooking woodland and a white bathroom suite. Being sold with a share in the freehold.

Situated in this central location being within walking distance of Brighton City Centre offering a variety of shopping facilities, eateries, cafes and bars. Brighton and Hove mainline stations are both within walking distance along with the seafront. Western Road is within a couple of minutes' walk with a variety of independent shops and eateries.

**ENTRANCE HALL** Fitted cupboard, high level storage, radiator, entry system telephone, part block flooring.

**KITCHEN/LIVING AND DINING ROOM** Stunning southerly aspect with sea views and being the feature room of this delightful apartment.

**Kitchen area:** Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent wooden work surface with cupboards under, inset 4-ring gas hob with electric oven, appliance space, part tiled splashback, tiled floor, sash window, original coving.

**Living area:** Feature fireplace, fitted shelving in alcove, sash window, exposed floorboards, radiator, original coving.

**BEDROOM 1** Floor to ceiling sash bay window, feature fireplace, fitted wardrobe, exposed floorboards.

**BALCONY**

**BEDROOM 2** Sash window, radiator, exposed floorboards.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash-hand basin, low level w.c.,

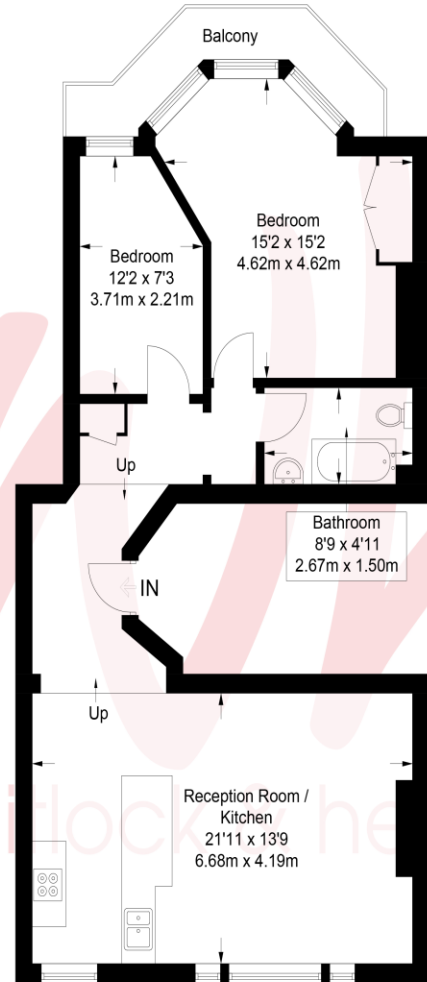
radiator, part tiled walls and tiled floor, cupboard housing 'Alpha' gas-fired boiler.

**OUTGOINGS SHARE OF FREEHOLD**

LEASE 999 years from 2018

MAINTENANCE £200 per calendar month

THE BUILDING IS SELF MANAGED



**First Floor**

Approximate Gross Internal Area = 732 sq ft / 68 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2018



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