

# PHILLIPS & STILL

Montpelier Road, Brighton Guide Price of £180,000 - £200,000



- A Newly Refurbished Contemporary Studio Property
- Accommodation Split Into Two Rooms - 1 Double & 1 Single
- Two Refitted Kitchen Areas (One In Each Room)
- Refitted Shower Room / W.C.
- Sought After City Centre Location

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## Montpelier Road, Brighton, BN1 3BA

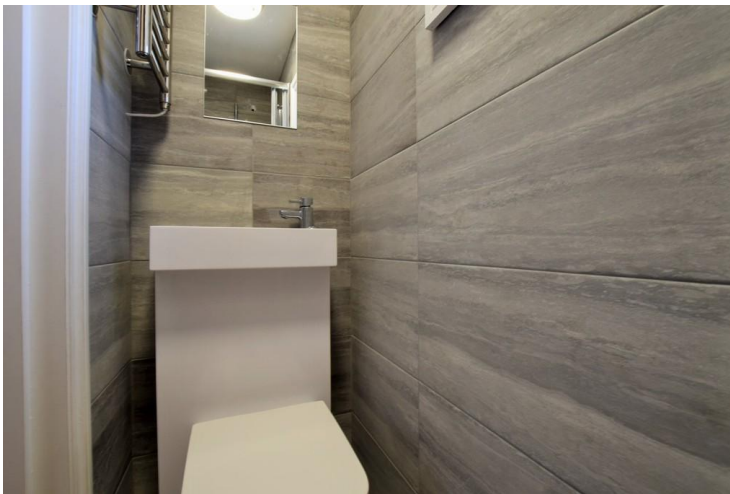


### VERSATILE LIVING SPACES

This attractive residency boasts brand new fittings throughout, and has been arranged with thought and precision to fit a variety of living requirements. Accommodation is split into two rooms; the first hosts a kitchen with space for a dining area, ideal for sharing dinner with friends as there is ease of access to the modern W.C. / shower room. You could alternatively utilise this bright room as an office space, or guest accommodation with a sofa bed. There are high cupboards and ample storage housing a mini fridge and microwave oven. The second room offers seclusion and can be utilised as a private space for a bedroom, living room, or study area. There is a kitchen utility included in the second room also, and floor length wardrobe storage for absolute ease of living. An advantage of this fantastic property is the central location in the heart of Brighton, but the positioning of both rooms is at the rear of the property which offers all the incentives of a quiet residency.

### LOCAL AREA

A residential neighbourhood close to the seafront; the Montpelier district is considered one of the most sought after locations of the city. The property is positioned just off the vibrant Western Road which offers an array of a shops, coffee houses and restaurants close by. Current or prospective commuters can benefit from Brighton Railway Station being within walking distance, and the areas great bus links.





## Picture this...

The possibilities are endless with this property...it would make an ideal "bolt hole" for someone who works in the City and lives elsewhere needing a week time residence. It will also make a perfect buy to let investment!

Situated moments from Western Road, you certainly won't be short of things to do living here with the seafront. Churchill Square shopping centre and a vast array of cafes, trendy bars and restaurants all on your door step!



TOTAL APPROX. FLOOR AREA 239 SQ.FT. (22.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Accommodation

### FIRST FLOOR

REFITTED SHOWER ROOM  
& W.C.

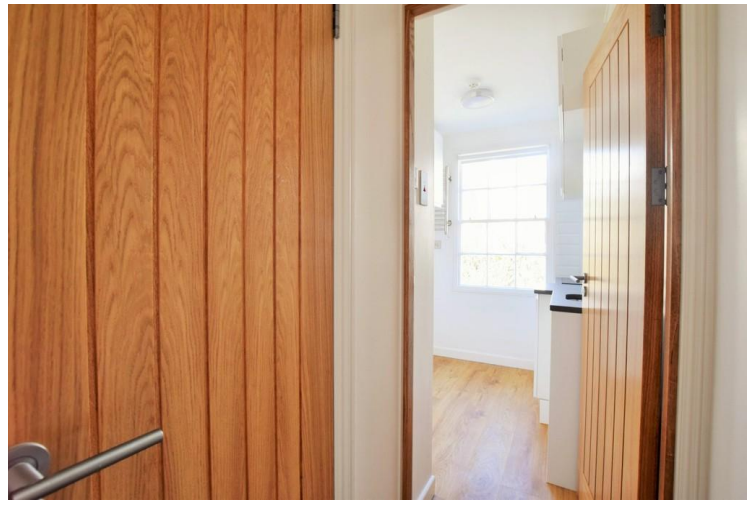
ENTRANCE HALL

SINGLE STUDIO ROOM  
7' 10" x 5' 3" (2.39m x 1.6m)

Stairs to upper split-level:

DOUBLE STUDIO ROOM  
12' 6" x 9' 6" (3.81m x 2.9m)

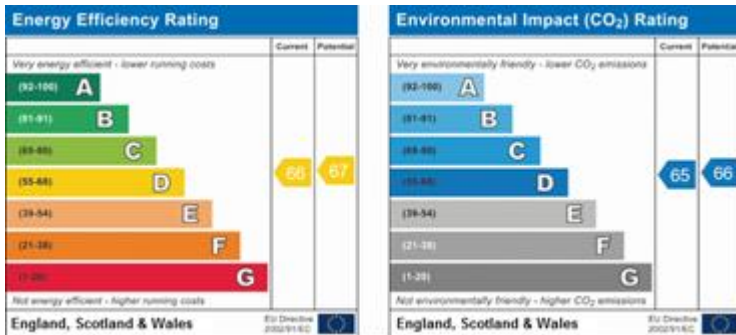




## What to do next

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.



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.

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