



**GOLDIN  
LEMCKE**

**01273 777123**  
**GOLDINLEMCKE.COM**

160 - 162 Church Road  
Hove East Sussex  
BN3 2DL

T: 01273 777 123  
F: 01273 778 109  
property@goldinlemcke.com

**FOR  
SALE**

Montpelier Place, Brighton, BN1 3BF

**£150,000**



# Montpelier Place, Brighton, BN1 3BF

## £150,000

A superbly located studio flat, occupying part of the ground floor of this fantastic period property, situated within easy walking distance of many amenities.

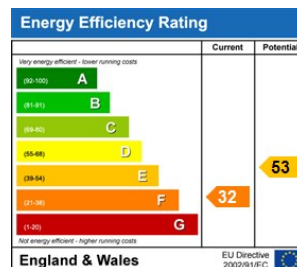


Studio Room with Kitchen: 13' 2" x 11' 8"  
Shower Room: 6' 3" x 6' 9"

A great opportunity to purchase a good sized studio flat, as a first time buy or investment property.

The flat itself comprises spacious studio room with modern kitchen area and feature fireplace and a separate shower room with small balcony off.

Montpelier Place is situated in a central sought after location close to many amenities including Brighton Seafront and the many shops, cafes and restaurants in Western Road.



### SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.  
Call 01273 777123  
or email  
property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.