



83 Montpelier Road

Brighton, BN1 3BD

Guide price £330,000

A two bedroom contemporary split level apartment arranged over the third and fourth floor of this period terrace property. Situated in the ever popular Clifton and Montpelier conservation area, moments from Brighton station and Brighton seafront/lawns. Located close by is the Seven Dials cosmopolitan thoroughfare with its trendy shops, bars and restaurants.

The accommodation comprises on the third floor open plan living room to the front with fitted kitchen, bedroom two and bathroom, with the master bedroom set on the fourth floor with an en-suite shower room.



- Guide £330,000-£350,000
- 2 Bedrooms
- Lovely Views
- Share of Freehold
- Maisonette
- 2 Bathrooms
- Kitchen Living Room
- Top Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	77	81
England & Wales	EU Directive 2002/91/EC	

