

PHILLIPS & STILL

Montpelier Road, Brighton

OIEO £250,000



- **A Delightful Second Floor Two Bedroom Apartment**
- **Good Decorative Order Throughout**
- **Perfect First time or Investment Purchase**
- **Sought After City Centre Location**
- **No Onward Chain**

To view all our homes: phillipsandstill.co.uk

Montpelier Road, Brighton, BN1 2LQ



This is the opportunity you have been waiting for! A fully refurbished second floor apartment of this stand out period building situated in the desirable Montpelier and Clifton Hill conservation area. From the moment you walk through the door you will be highly impressed with the stylish décor and how spacious the property is.

The accommodation consists of a trendy open plan living area which is beautifully presented, with a modern kitchen and is perfect for entertaining guests/ family, further on there is modern bathroom and two bedrooms. The current owner has the property set up and rented out as an air bnb, which also makes this property an even better investment. The property could be perfect for a homeowner or investment buyer.

If, for you it is all about the location then this really is the property for you! Situated just off of Western Road and moments from the famous Brighton beach. You will never be short of things to do here. There is a wide range of shops on your doorstep including an array of some of the finest eateries and bars in the city. Living here would certainly be giving you that highly sought after Brighton and Hove cosmopolitan lifestyle



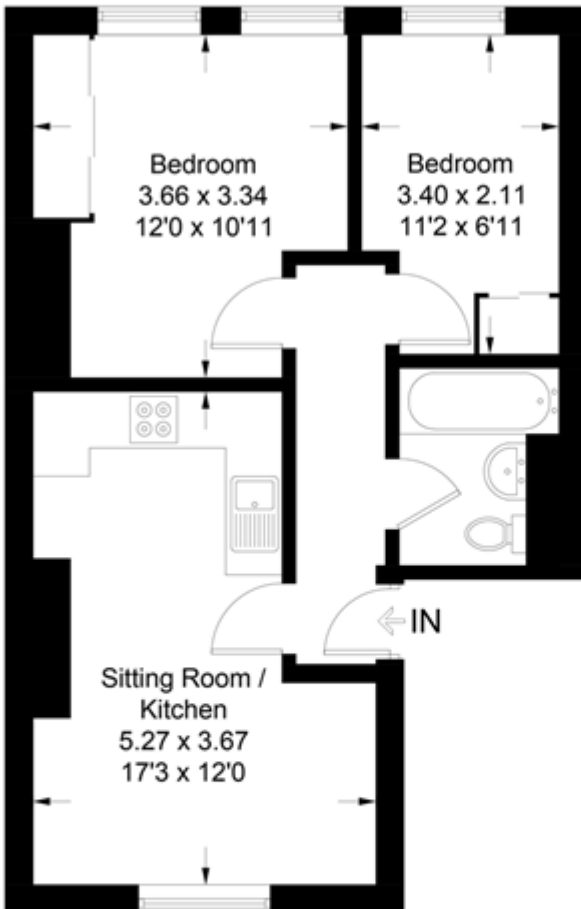
Picture this...

Think how it would feel to walk out of your front door and straight onto the beautiful Hove lawns and seafront, there you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views.

Alternatively if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the City is so well known for.

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Approximate Gross Internal Area = 44.2 sq m / 476 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
imageplansurveys @ 2020

Accommodation

SECOND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING AREA
17' 3" x 12' 0" (5.26m x 3.66m)

BEDROOM ONE
12' 0" x 10' 11" (3.66m x 3.33m)

BEDROOM TWO
11' 2" x 6' 11" (3.4m x 2.11m)

BATHROOM





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.

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
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.

Phillips & Still

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www.phillipsandstill.co.uk