



Montpelier Road, Brighton, East Sussex, BN1 2LQ

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POA

- Quirky Seaside Retreat
- Well Presented Throughout
- Arranged Over Four Floors
- Two Bathrooms
- Open Plan Living
- Superb Central Location
- Courtyard Terrace
- Exclusive To Mishon Welton
- Walking Distance to Brighton Train Station
- Offers Invited

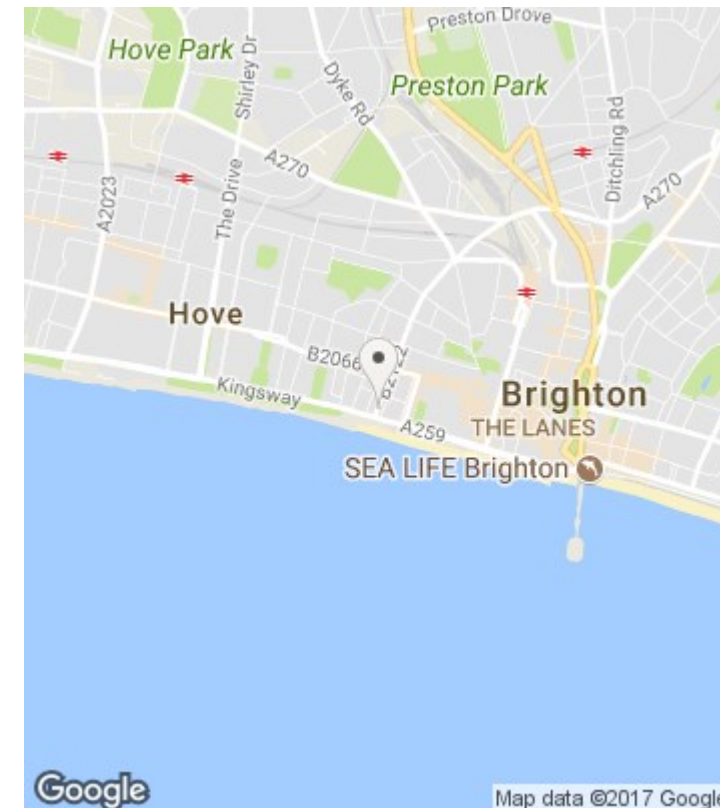
Description

A truly unique opportunity to acquire a charming three bedroom terraced home, built circa 1828, nestled between the seafront and the vibrant Western Road. This character property boasts three bedrooms and being arranged over four floors, there is a sense of light and space throughout. Benefiting from all the hustle & bustle of Brighton City centre, together with the seafront facilities at either end of the street, this truly is seaside-living at its best!

Internally, the home offers flexible accommodation including a wonderful open-plan lounge/dining/kitchen area, with two large sash windows to the front, making it a perfect space for entertaining and relaxing. From the kitchen area, the spiral staircase leads you to the lower ground floor that offers a useful study/hallway, a comfortable bedroom, family bathroom and a separate office/media room -an ideal retreat for buyers wanting to work from home! On the first floor there is the large, full-width master bedroom that is serviced by a modern shower room. A further double bedroom then occupies the second floor that completes the main body of this delightful home.

Externally, the property offers a tranquil westerly-facing courtyard terrace that is a perfect space for enjoying alfresco dining and low maintenance gardening.

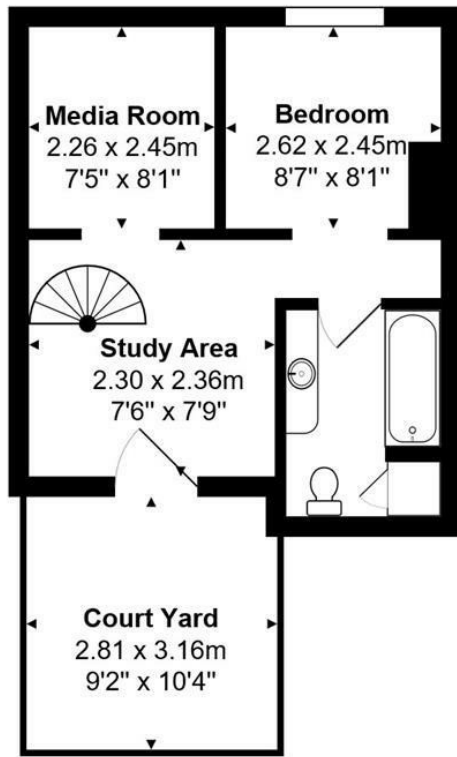
In brief, this is a wonderfully presented home with a abundance of personality , tucked away in the centre of Brighton within walking distance of all major attractions, and a wealth of local bars and restaurants and definitely requires viewing to appreciate all that is has to offer. Ideally located for Brighton mainline train station and close to local schools, infants schools and nurseries.



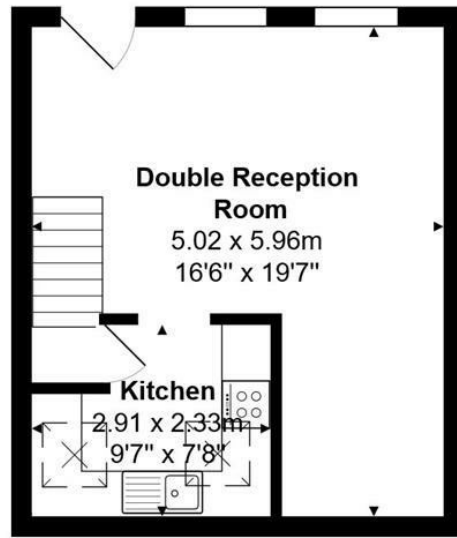
Area

Montpelier Road is exceptionally popular with buyers wanting to live in a busy and vibrant area where there is plenty going on. There are numerous bars and restaurants along and around Western Road catering for all tastes and expectations, all of which are within close proximity.

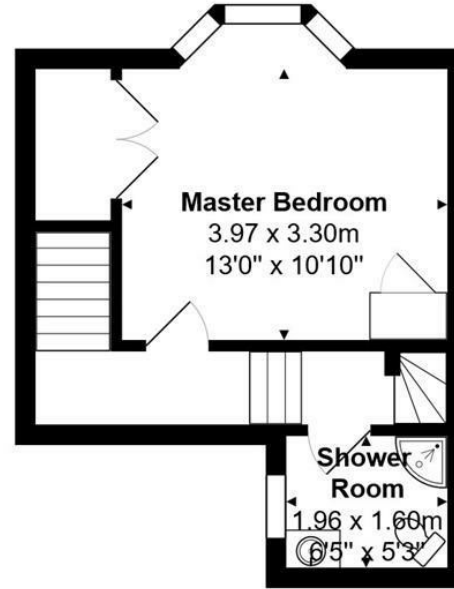




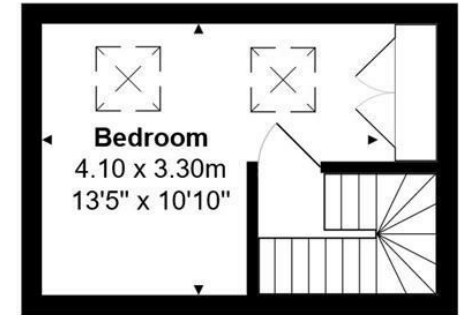
Lower Ground Floor
Area: 28.4 m² ... 306 ft²



Ground Floor
Area: 29.9 m² ... 322 ft²

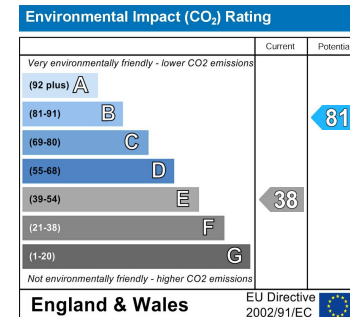
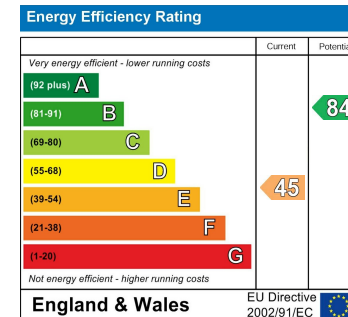


First Floor
Area: 25.9 m² ... 279 ft²



Second Floor
Area: 15.9 m² ... 171 ft²

Total Area: 100.2 m² ... 1079 ft² (excluding court yard)



These floor plans are intended as a guide only. Dimensions are approximate and not to scale. Whilst we have taken every care with the preparation of these details, they do not form any part of an offer or contract and are for guidance only. We have not tested any apparatus, equipment, fittings or services and cannot verify they are in working order.



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