

# PHILLIPS & STILL

Montpelier Road, Brighton

£350,000 - £375,000



- A Spacious Ground Floor Converted Maisonette
- Three Bedrooms
- 29ft Lounge & Dining Room With Juliette Balcony
- Separate Kitchen
- Private Rear Patio Garden
- No Onward Chain

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## Montpelier Road, Brighton, BN1 2LQ



If for you it's all about location, location, location then this really is the property for you! Situated just off Western Road, you are just moments from a huge range of local shops, restaurants, trendy cafes, coffee shops, bars, beauty parlours, boutique shops, gyms and supermarkets including Waitrose. Our fabulous seafront is also very close by as is Brighton mainline railway station making this property ideally positioned for anyone who commutes.

The maisonette itself has its' own private entrance and is arranged over two floors making it feel very much like your own house rather than a flat. The living accommodation is light, spacious and versatile with two reception rooms, a separate modern fitted kitchen, three bedrooms - two of which are fantastic doubles, and a modern fitted bathroom. You also have a Juliette balcony from the lounge and a private rear patio.

It will make someone a gorgeous home, second property / holiday home or buy to let investment. It really does tick all the boxes and with no onward chain, it is ready for you to pack your bags and move straight into! Living here would be really exciting and you will be certain of experiencing Brighton & Hove's vibrant cosmopolitan lifestyle to the max!



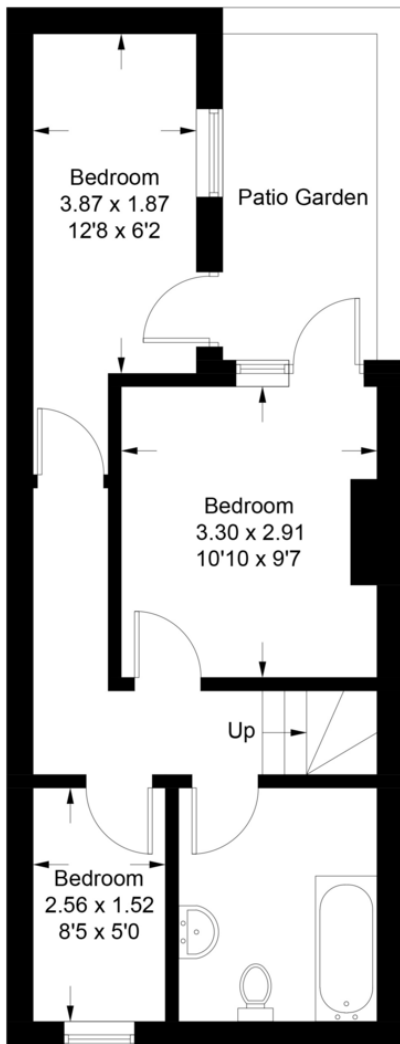
## Picture this...

What better way is there to enjoy your weekend than taking a short walk along to the City Centre and choosing from the wide range of fantastic restaurants & bars that are the best this City has to offer!

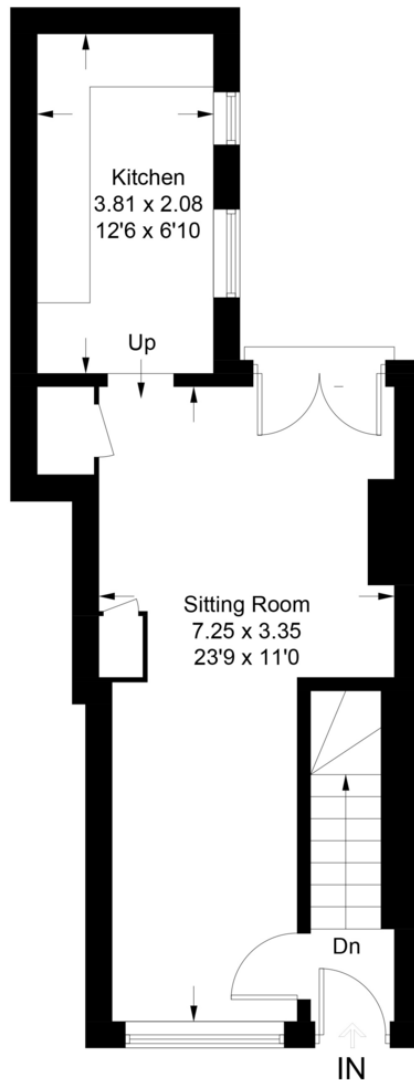
And on those long summer days you have the choice of enjoying your own private outside space or venturing out to Brighton & Hove's famous seafront to enjoy a leisurely stroll with an ice cream!

### Montpellier Road, Brighton, BN1 2LQ

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2023

## Accommodation

### GROUND FLOOR

ENTRANCE HALL

OPEN PLAN LOUNGE &

DINING ROOM

23' 9" x 11' 0" (7.24m x 3.35m)

SEPARATE KITCHEN

12' 6" x 8' 10" (3.81m x 2.69m)

Stairs down to:

### LOWER GROUND FLOOR

BATHROOM

BEDROOM ONE

10' 10" x 9' 7" (3.3m x 2.92m)

Opening onto patio

BEDROOM THREE

8' 5" x 5' 0" (2.57m x 1.52m)

INNER HALL

BEDROOM TWO

12' 8" x 6' 2" (3.86m x 1.88m)

Opening onto patio

### OUTSIDE

PRIVATE REAR PATIO GARDEN

JULIETTE BALCONY

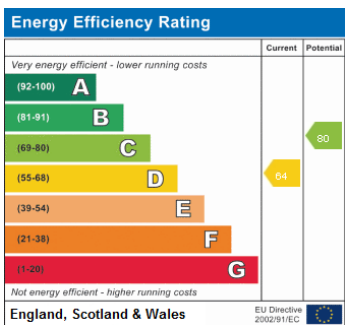




## What to do next

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.

## Phillips & Still

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