

# PHILLIPS & STILL

Montpelier Place, Brighton

Offers over £250,000



- A Fabulous Second / Top Floor Converted Flat
- One Double Bedroom
- Bay Fronted Open Plan Lounge / Diner & Kitchen
- Allocated Off Road Parking Space
- Large Carpeted Loft Space With Sea Views

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## Montpelier Place, Brighton, BN1 3BF



If the buzz & bright lights of City centre living entices you then this is the property for you! You couldn't be any more central to Brighton's amenities with Western Road moments from your door step & the wide range of boutique shops, fine restaurants, trendy bars & coffee houses, convenience shops, delicatessens, supermarkets, beauty parlours, barbers, gyms & more on offer. Our famous seafront & Churchill Square shopping precinct are also close by and for anyone who commutes, both Hove and Brighton mainline railway stations are within easy reach.

Set on the second / top floor of an attractive Victorian building, you have no noisy upstairs to worry about and upon entering the flat, you will be pleasantly surprised at how light and airy the living accommodation feels throughout. To the front of the property is a bright open plan bay fronted lounge / diner with a modern fitted kitchen area that was recently refitted. It's a very social space perfect for relaxing in, sitting down for meals and entertaining! The South-facing double bedroom has a peaceful rear aspect, built-in storage and stunning views of the roof tops and out to sea.

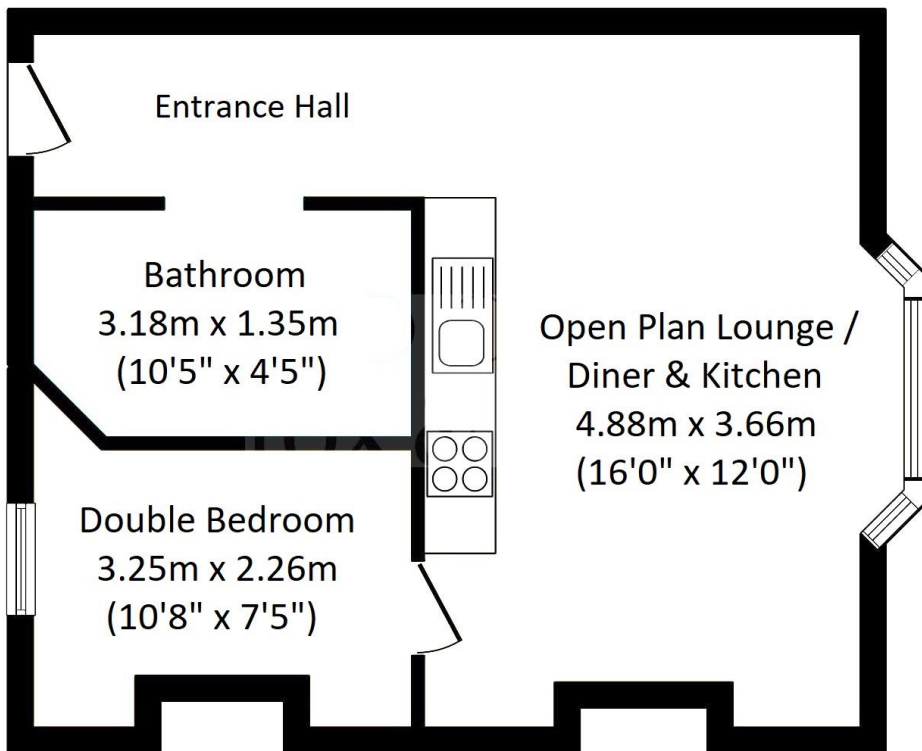
The shower room is stylish with a large walk-in shower cubicle, shelves for storage and space & plumbing for a washing machine. Also accessible from the entrance hall via a pull-down ladder is a fantastic loft space that is boarded & carpeted and has been used as an extra sleeping area, home office & den / reading nook by past residents. It has Velux windows and also gives you incredible direct sea views - a brilliant added extra to the flat! This is the perfect property for anyone wanting to simply pack their bags and move straight in as it does not require a stroke of work! Living here you will certainly be able to enjoy Brighton & Hove's cosmopolitan lifestyle to the full and we recommend booking your viewings early to avoid disappointment.



## Picture this...

With a share of Freehold and no onward chain, this is the perfect first step on the property ladder, buy to let investment or idyllic holiday / second property near the seaside!

You'll have no need to worry about traffic wardens or parking tickets at this address as you have your own allocated off road parking space right outside the building which is a really rarity in such a central location!



Total floor area 39.9 sq.m. (429 sq.ft.) approx

## Accommodation

### SECOND / TOP FLOOR

#### ENTRANCE HALL

Hatch with pull-down ladder access to a boarded & carpeted loft space with Velux windows & wonderful sea views

#### SHOWER ROOM

10' 5" x 4' 5" (3.18m x 1.35m)  
With large walk-in shower cubicle, shelving for storage and space / plumbing for washing machine

#### OPEN PLAN BAY FRONTED LOUNGE / DINER & KITCHEN

16' 0" x 12' 0" (4.88m x 3.66m)

#### DOUBLE BEDROOM

10' 8" x 7' 5" (3.25m x 2.26m)  
With built-in storage and beautiful roof top & sea views

### OUTSIDE

#### ALLOCATED OFF ROAD PARKING SPACE

The left space to the front of the building





## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<a href="http://www.epc4u.com">www.epc4u.com</a>		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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

**01273 771111**

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