

# PHILLIPS & STILL

Montpelier Terrace, Brighton

Guide Price £170,000 - £175,000



- A delightfully presented ground floor studio apartment
- Open plan studio room/kitchen
- Located in highly desirable central location in a delightful period building
- Close to many local amenities on Western Road
- Chain Free

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## Flat 3, 4 Montpelier Terrace, Brighton, BN1 3DF



This charming ground floor studio apartment offers a well-thought-out layout, featuring a spacious studio room that seamlessly integrates with the kitchen area. Nestled in a highly sought-after central location within a delightful period building, the property boasts close proximity to an array of local amenities along Western Road. Additionally, it's conveniently located near Brighton mainline station, making commuting a breeze.

The apartment is being sold with no onward chain, making it an ideal opportunity for first-time buyers or investors seeking a property near the sea. Its appealing presentation and prime location make it a standout choice for anyone looking to embrace the vibrant lifestyle that Brighton has to offer.



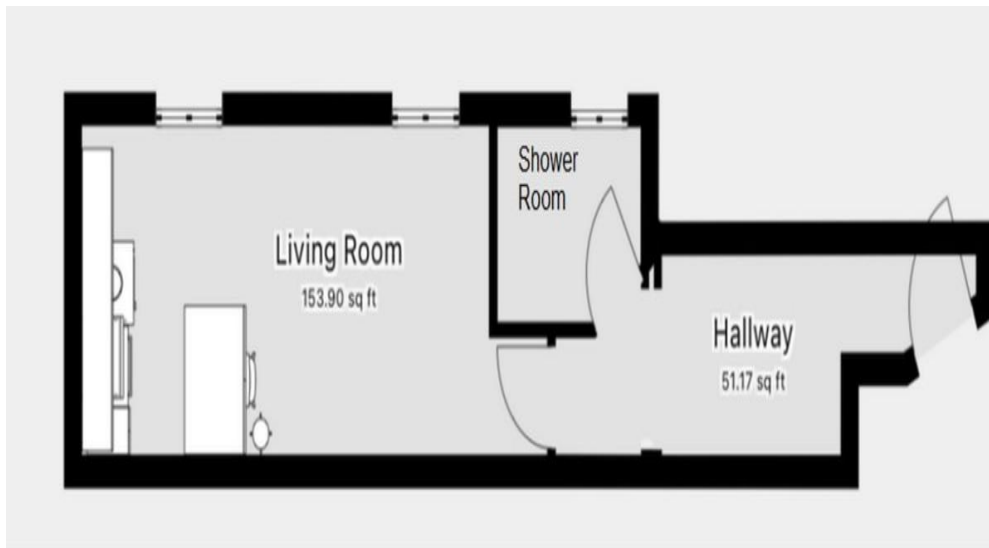
## Accommodation

### GROUND FLOOR

SPACIOUS ENTRANCE HALL

STUDIO ROOM/ KITCHEN  
17' 4" x 8' 3" (5.28m x 2.51m)

SHOWER ROOM



Total floor area 30 square metres

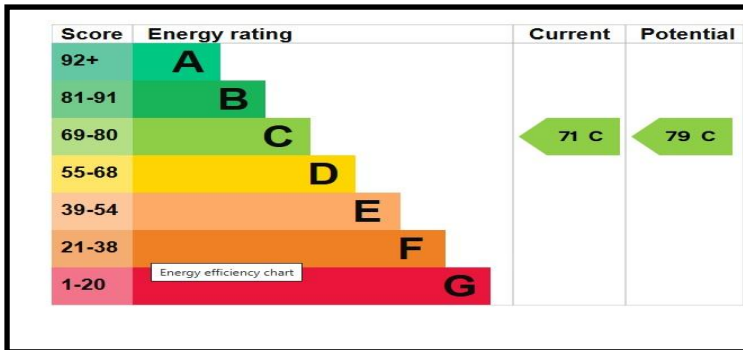




## What to do next

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 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.

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