

The image shows the exterior of a white stone building, likely a residential property. The entrance features a black door with a yellow letterbox and a small number '12' above it. The door is set within a decorative stone frame. To the left of the door is a window with a white frame. The building has ornate stone carvings and a checkered path leads to the entrance. A black metal fence is visible in the foreground. The text 'Spencer & Leigh' is overlaid in the top right corner.

Spencer
& Leigh

Flat 2, 12 Montpelier Place, Brighton, BN1 3BF

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Guide Price £150,000 - £160,000 Leasehold

- Studio flat
- Excellent central location
- Vendor suited
- 'Juliet' Balcony overlooking courtyard
- Well appointed shower room with newly fitted shower
- Ideal as a first time buy or investment
- Attractive period building
- Feature Fireplace
- Furniture can stay if required

GUIDE PRICE £150,000 - £160,000

Nestled in the heart of Brighton, this delightful studio flat on Montpelier Place offers a perfect blend of comfort and convenience. Spanning an efficient 215 square feet, the property is ideal for those seeking a compact yet stylish pied-à-terre.

Upon entering, you are greeted by a well-designed reception area that maximises the use of space, creating a warm and inviting atmosphere. The studio layout allows for versatile living, making it easy to adapt the area to suit your lifestyle. A charming Juliet balcony adds a touch of elegance, providing a lovely spot to enjoy fresh air and accommodate a small table and chairs.

The flat features a well-appointed bathroom, ensuring all your essential needs are met. Its central location means you are just a stone's throw away from the bustling shops, cafes, and cultural attractions that Brighton is renowned for. Whether you are a first-time buyer, a young professional, or looking for a weekend retreat, this studio flat presents an excellent opportunity.

Additionally, the property is vendor suited, making the purchasing process straightforward and efficient. This is a rare chance to own a piece of Brighton in a prime location, perfect for those who appreciate city living with a touch of charm. Don't miss out on this wonderful opportunity to make this delightful studio flat your new home.



Montpelier Place is a highly desirable location and affords all the benefits associated with the area along with travel networks in and out of the city including Brighton mainline railway station are all within easy reach as are the open green spaces of St Ann's Well Gardens.



Communal Intercom System

Communal Entrance

Entrance

Entrance Hallway

Kitchen/Bedroom/Dining/Living Room
13'3 x 12'4

Shower Room/WC

Balcony

Property Information

88 years remaining on lease

Service Charge: £1,200 p/a

Conservation Area - (Montpelier and Clifton Hill)

Council Tax Band A: £1,558.71 2024/2025

Utilities: Mains Electric. Mains water and sewerage

Parking: Restricted on-street parking - Zone Z

Broadband: Standard 16Mbps, Superfast 80 Mbps & Ultrafast 1000 Mbps available (OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC

Council Tax Band:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Montpelier Place



Ground Floor Flat
Approximate Floor Area
215.06 sq ft
(19.98 sq m)

Approximate Gross Internal Area = 19.98 sq m / 215.06 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.