



37 Montpelier Road, Brighton, BN1 3BA

£325,000 Leasehold

A pleasantly decorated, IMMACULATELY PRESENTED TWO BEDROOM TOP FLOOR DUPLEX APARTMENT located in the very Heart of Brighton, CLOSE TO THE SEAFRONT, Brighton Station, Seven Dials and Western Road shopping thoroughfare. Exclusive to Maslen Estate Agents. Energy rating: E50

Front Door

Leading to:-

Communal Hallway

Stair Rising To:-

Door

Leading to:-

Stairs

Rising to:
Second Floor

Semi Open Plan Kitchen/Living Room

A light and airy room with traditional bow windows with two large east-facing wooden sash windows, flooding the room with natural light. The windows have bespoke made-to-measure blinds. The kitchen is set back with a large opening, perfect for entertaining guests whilst still providing some separation from the cooking area. The kitchen has a range of traditional wall and base units which have been lovingly refurbished by the existing owners and are finished in a stylish matt blue colour. The kitchen has an integrated sink and draining board, oven, gas hob and extractor hood and space and plumbing for a washing machine.

Bedroom 2

Located at the rear of the property, with vertical sliding wooden sash window, finished with a made-to-measure fitted Venetian blind, facing west, overlooking the rooftops of Hove, ensuring the best of the afternoon sun can be enjoyed from this room. This room has built-in cupboard housing the boiler and a decorative Victorian cast iron fireplace and surround.

Bathroom

A modern bathroom, with white suite including bath with rain shower over and a glass fitted shower screen, a floor mounted WC and corner sink with fitted vanity storage unit beneath. There is a slimline heated mains connected towel rail.

Stairs

Rising to:-

Master Bedroom

Located in the former attic of the building this good-sized double room has been elegantly styled and decorated to form a tranquil and calm space to enjoy. There is a box dormer UPVC sash window providing west facing light. There is access to eaves storage.

Total Approx Floor Area:

75.8 sq.m (816 sq.ft)

Council Tax Band B

Parking Zone Z

WHAT THE OWNER SAYS;

"We loved this flat from when we first viewed it because of its bright airy feel and fantastic location. Being in the centre of town is brilliant, as we are minutes away from the beach, a 10 min walk from the station and surrounded by fantastic restaurants and pubs. We have absolutely loved living here and will be sad to say goodbye!"



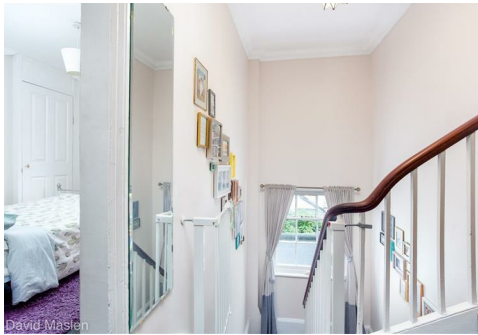
David Maslen



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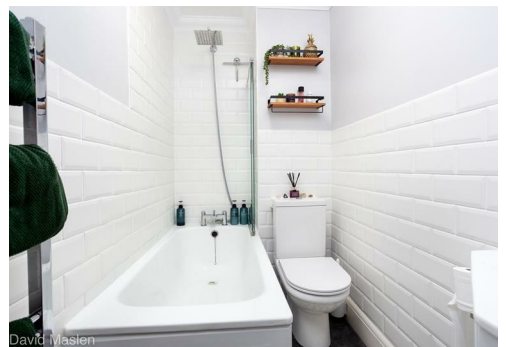
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1ST FLOOR
6.2 sq.m. (67 sq.ft.) approx.

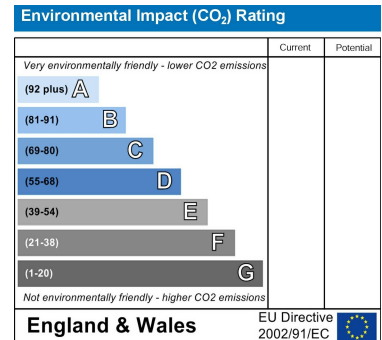
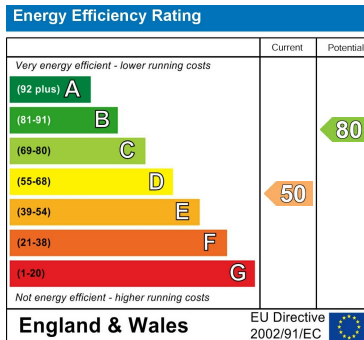
2ND FLOOR
37.9 sq.m. (398 sq.ft.) approx.

3RD FLOOR
16.6 sq.m. (178 sq.ft.) approx.



TOTAL FLOOR AREA: 59.9 sq.m. (644 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT

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IMPORTANT

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