

Total Area Approx 529.72 sq ft

38a Montpelier Street, Brighton, BN1 3DL

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**£325,000**

**Leasehold - Share of Freehold**

## 38a Montpelier Street Brighton, BN1 3DL

NO ONWARD CHAIN. A surprisingly spacious period conversion only moments from Brighton's seafront, which has been beautifully refurbished throughout and occupies the entire lower ground floor of this imposing bay-fronted Victorian townhouse. Located on a quiet street of pretty whitewashed properties, this charming apartment benefits from its own private street entrance, a share in the freehold and a wonderful, entirely enclosed courtyard. Internally the property is well-proportioned with a comfortable double bedroom with a large west-facing window to the front, lounge/diner - again with a large window which offers the potential for French doors onto the courtyard - modern fitted kitchen in grey high-gloss with real wood work surfaces, and a beautifully refitted shower room with contemporary fittings. Montpelier Street is regarded as one of the area's most sought-after roads due to its close proximity to a wealth of amenities including Brighton mainline railway station, the popular Seven Dials shopping thoroughfare and the many shops, cafes and restaurants on Western Road.

### Approach

Steps descend to path with storage cupboard housing gas meter, covered glazed timber framed door with outside light opening into:

### Entrance Hall

Cupboard housing water meter and electric consumer unit, anthracite grey column-style radiator, inset downlights and luxury vinyl tiled (LVT) flooring.

### Bedroom

3.45m x 4.04m (11'3" x 13'3")  
Double glazed timber framed window to front. Anthracite grey column-style radiator.

### Lounge/Dining Room

3.53m x 5.14m (11'6" x 16'10")  
Double glazed timber framed window looking onto courtyard garden. Anthracite grey column-style radiator and wall-mounted shelving built into alcove.

### Kitchen

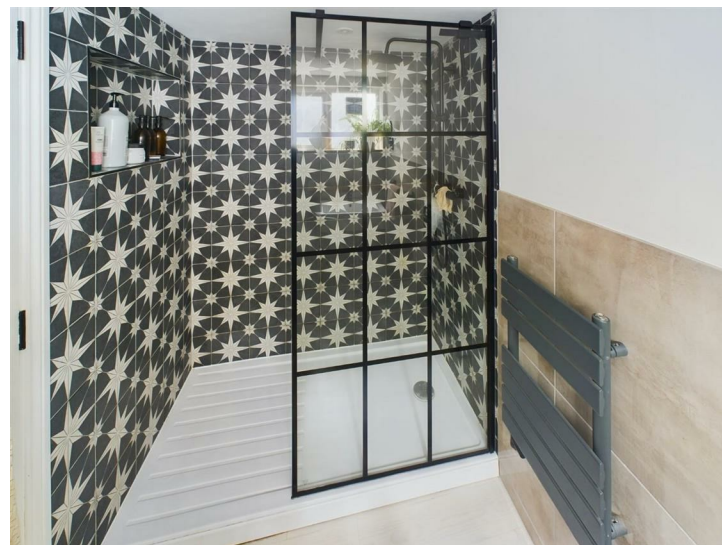
3.69m x 2.71m (12'1" x 8'10")  
Two double glazed timber framed windows to side overlooking courtyard garden. Part-glazed timber framed door opening onto courtyard. Modern grey high-gloss fitted kitchen comprising deep pan drawers, integrated slimline dishwasher and tall tower unit which houses integrated microwave and electric oven. Wood block work surfaces extend to include a one-and-a-half bowl sink with drainer and black mixer tap, four-ring gas hob with chimney style extractor over and contemporary metro tile surround. Anthracite grey column-style radiator, luxury vinyl tiled flooring, space and plumbing for tall standing fridge/freezer and washing machine, high-level cupboard housing 'Glow Worm' combination boiler.

### Shower Room

Double glazed timber framed window to side overlooking courtyard. Large low profile walk-in shower tray with contemporary shower screen, thermostat rainfall shower with hand-held attachment on riser, fully-tiled surround with recess for storage. Wall-mounted single bowl sink with black mixer tap, low-level WC, wood block work top and extractor fan.

### Courtyard Garden

Oversized slate tiles, painted surround with covered pergola area, outside tap.



- NO ONWARD CHAIN
- Moments from Brighton Seafront
- Victorian Conversion
- Entire Lower Ground Floor
- Private Entrance
- Share of Freehold
- Private Enclosed Courtyard
- Beautifully Refurbished
- Close to an Array of Amenities
- Column Style Radiators

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **B**