



Montpelier Road, Brighton

Offers in excess of £400,000

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Montpelier Road, Brighton, East Sussex, BN1 3BD

Located in the vibrant heart of Brighton, Montpelier Road presents an exquisite flat conversion that has been beautifully refurbished to an exceptional standard by its current owners. This charming property boasts a spacious split-level layout, featuring impressive 11ft high ceilings that enhance the sense of space and light throughout.

As you enter, you are greeted by a tastefully styled open-plan living area, where period features harmoniously blend with modern elegance. The stunning floor-to-ceiling sash windows are framed with period panelled shutters, and flood the room with natural light, each with access to decorative Juliette balconies. The warm neutral tones and period-style cabinetry with cast iron gas fire create a welcoming atmosphere, perfect for both relaxation and entertaining.

The kitchen is contemporary in design comprising sleek cream cabinets with a gloss finish and a quartz work top. Integrated appliances make for hidden convenience and stylish pendant lighting accent the dining area.

The flat comprises two generously sized double bedrooms; the split level principal bedroom with built in wardrobes and a bright dual aspect with leafy green views. The well-appointed contemporary shower room adds a touch of luxury, ensuring that every aspect of this home meets the highest standards of modern living.

This property is ideal for those seeking a stylish and sophisticated residence in one of Brighton's most sought-after locations.

Location

Montpelier Road is very centrally located with the seafront being just a stones throw away, along with an abundance of shopping facilities on Western Road, Churchill square and the bohemian North Laines all in walking distance.

The popular seven Dials is just at the top of the road where you'll find a further array of independent places to eat, shops and cafes. There are regular bus services nearby affording access to all other parts of the city and Brighton station within easy reach.

St Ann's Well Gardens is a stones throw away, and a popular green space in a city location - enjoying tennis courts, cafe and ponds that sit amongst a plethora of native and exotic trees, with a scented garden.

Additional Information

EPC rating: D

Internal measurement: 61.6 Square metres / 663 Square feet

Parking zone: Z

Council tax band: B

Tenure: Leasehold - 107 Years remaining.

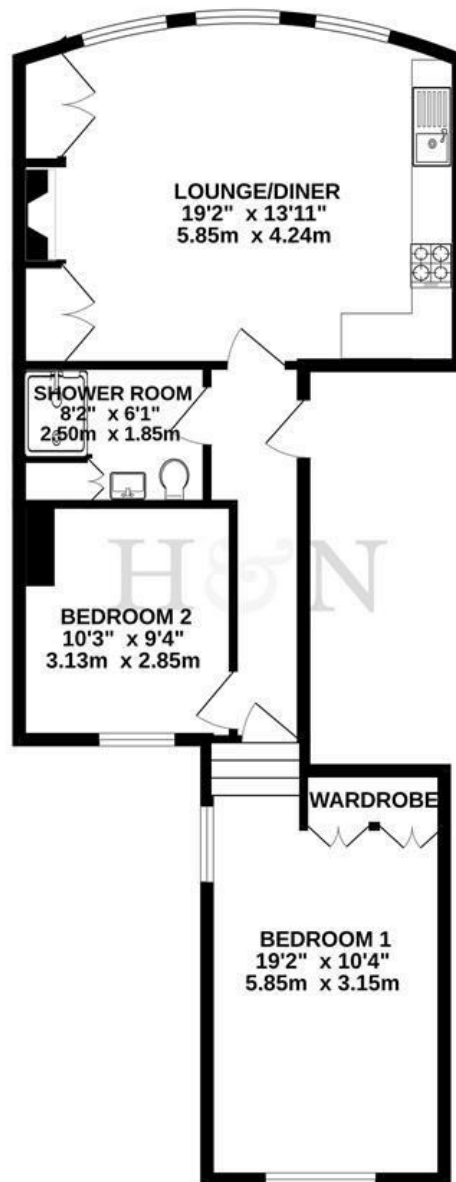
Maintenance Charges: approx. £1600 per year

Ground Rent: £150 for the year.





GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) 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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