



Montpelier Road | Brighton | BN1 3BD

**£425,000 - £450,000**



Well presented two double bedroom apartment in a sought after location. West facing living area with a small balcony towards the front. Other benefits include a long lease and a share of the freehold.



## Key features:

- Two Double Bedroom
- Balcony Space
- Original Features Throughout
- Share of Freehold
- Low Outgoings
- Sought After Location
- Close Proximity to Hove Station
- Close to Hove & Brighton Restaurants & Bars

 2 Bedrooms

 1 Bathroom

 1 Living Room

## INTERNAL

From the very moment you enter, this home draws you in. The lounge is the perfect place to unwind after a hard day's work. This flat has an abundance of period characteristics including a delightful feature fireplace, lofty ceiling heights and large sash windows. This bright home benefits from two spacious bedrooms, a country style kitchen with ample surface area and storage facilities, a sizeable lounge, and a contemporary bathroom. The main bedroom enjoys tree top views and a loft space for storage.

## LOCATION

Montpelier Road is at the heart of Brighton's highly desirable Montpelier district, graced with beautiful, predominantly early 19th-century stuccoed houses, on wide tree-lined roads. The beach is just a few minutes' walk from the apartment, and Seven Dials a short stroll in the other direction. Waitrose and the vibrant cafés, restaurants and independent shops of Western Road are only moments away. Brighton station is less than fifteen minutes' walk, perfect for accessing train services into London and beyond.

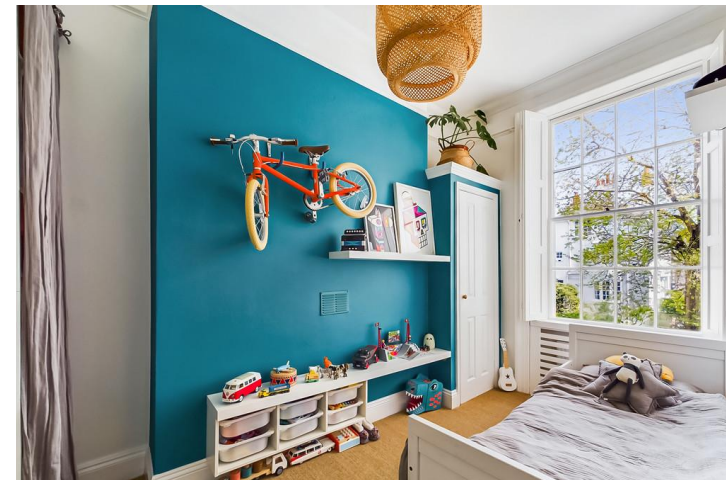




(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Property Details:

Tenure: Share of Freehold

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.