



Montpelier Street, Brighton, BN1 3DL  
**£1,250 Per Calendar Month**

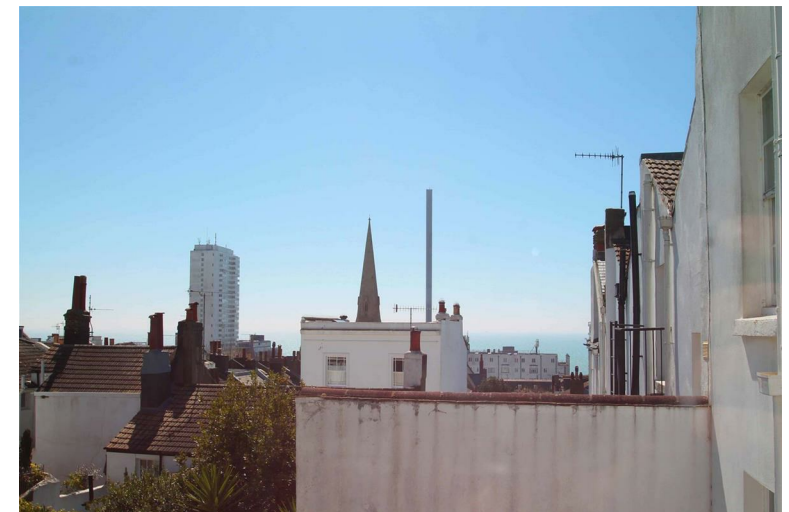


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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

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## Further Information

FURNISHED. A lovely extremely light and bright ONE bedroom TOP FLOOR converted flat offered in excellent condition throughout. The flat offers an EAT IN KITCHEN, double bedroom, modern family bathroom and west facing reception room.

Montpelier Street is well located close to Western Road with its array of shops, restaurants, supermarket and Churchill Square shopping Centre.

The elegant and highly sought-after Montpelier & Clifton Hill conservation area is a stone's throw from the vibrant heart of Brighton and a leisurely stroll from the seafront. Built in the mid-19th century, the Clifton Hill area is characterised by its distinctive period houses and villas. Tucked away, yet central to everything, this one-way street offers a quiet oasis with everything you might need right on your doorstep.

For those needing access to commuter links Brighton's mainline station is within easy walking distance, while the wealth of cafes, bars and shops of Western Road, Church Road and Brighton's famous North Laine area are close by. Plenty of bus services provide access to all parts of the city as well as nearby outlying villages and up to the panoramic views of Devils Dyke.

This superb flat has new carpets, a new bed and will have a new sofa in the lounge. The property is available NOW.



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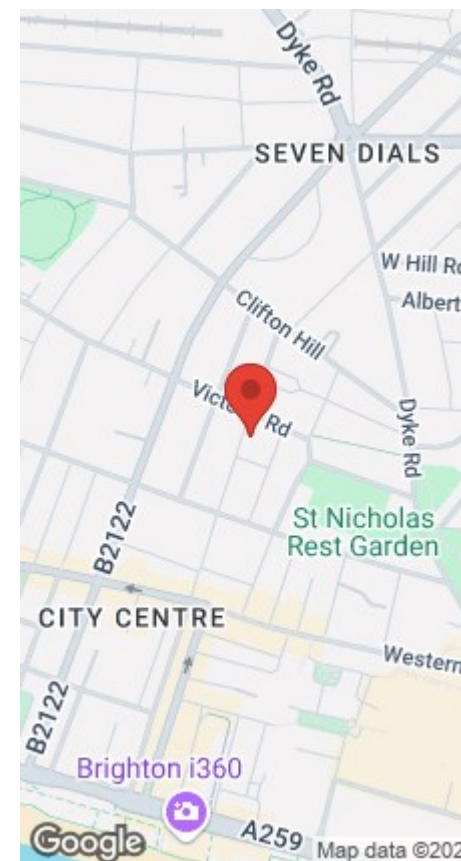
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## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.

Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	