

# **Montpelier Road, Brighton BN1 3BB**



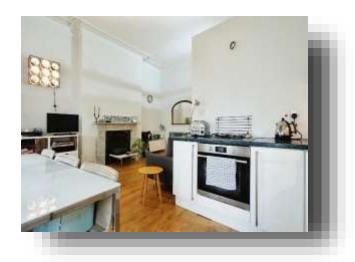
A well-presented first floor balcony apartment with two additional half landing rooms with high ceilings and many period features. Situated in an exceptionally central and convenient location, close to Western Road shopping thoroughfare and Brighton seafront.

#### welcome to

## **Montpelier Road, Brighton**

An attractive and spacious first floor balcony apartment with the added benefit of two additional rooms on half landings, one currently used as a laundry and one a home office/store. The apartment has many period features, including high ceilings and ornate plaster cornicing, floor to ceiling sash windows and period fireplaces. Montpelier Road is a popular residential road travelling North-South from close to the bustling seven dials shopping district to Brighton seafront and promenade. There are further shops, bars and cafes including Waitrose supermarket nearby on Western Road.















#### Total floor area 82.5 m² (888 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### welcome to

## **Montpelier Road, Brighton**

- Attractive first floor apartment
- High ceilings with plaster cornicing
- Floor to ceiling windows onto balcony
- Many period features
- Modern kitchen and bathroom
- Large bedroom
- Two additional half landing rooms with central heating
- Close proximity to Brighton Station 10 min walk

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £350,000

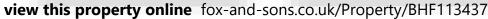








Please note the marker reflects the postcode not the actual property





Property Ref: BHF113437 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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