



## **Montpelier Crescent, Brighton BN1 3JF**

*An impeccably well-presented first floor apartment in an attractive early Victorian townhouse of only four apartments benefiting from a share in the freehold and a favourable position at the mid-point of the Crescent. Seven dials and Western Road shopping thoroughfares are equidistant.*

**welcome to**

## **Montpelier Crescent, Brighton**

A bright, spacious and well maintained apartment occupying the entire first floor of this impressive early Victorian Townhouse in one of the premier residential locations in Brighton & Hove. The apartment has oak flooring throughout, many period features, two double bedrooms and a separate fitted kitchen. Situated in the mid-point of Montpelier Crescent overlooking the communal parked gardens, walking distance to the vibrant seven dials area of Brighton, with a wide range of bars, cafes and independent shops and also being close to Brighton mainline railway station.





**Total floor area 73.1 sq.m. (787 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](http://www.focalagent.com)

welcome to

## Montpelier Crescent, Brighton

- Attractive first floor apartment
- In impeccable condition throughout
- Very large sitting room overlooking communal gardens
- Oak flooring throughout
- Two double bedrooms
- Wet room
- Separate fitted kitchen
- Sold with share of freehold

Tenure: Leasehold EPC Rating: Exempt

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.

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BHF113482 - 0002

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