



Montpelier Crescent, Brighton BN1 3JF

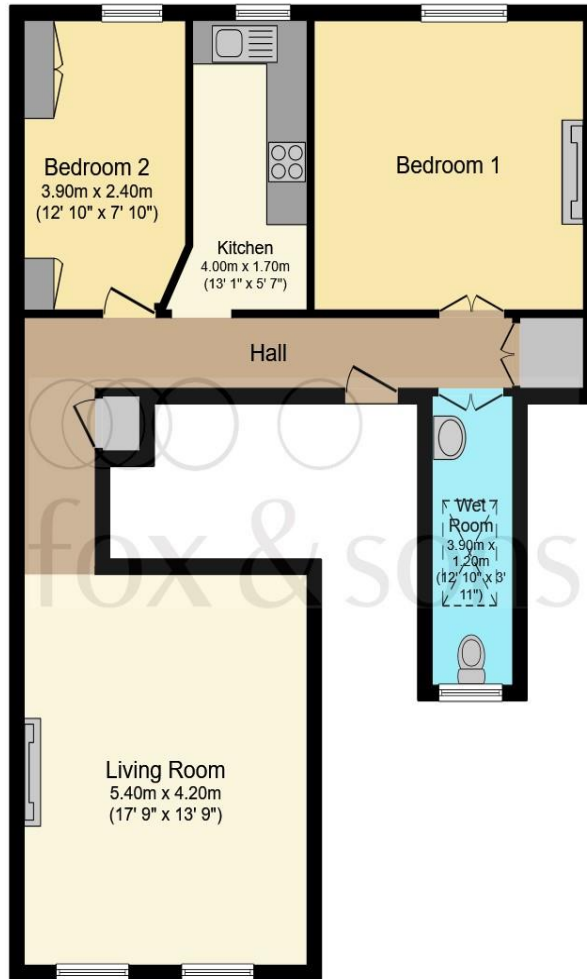
An impeccably well presented first floor apartment in an attractive early Victorian townhouse of only four apartments benefiting from a share in the freehold and a favourable position at the mid-point of the Crescent. Seven dials and Western Road shopping thoroughfares are equidistant.

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

welcome to

Montpelier Crescent, Brighton

- In impeccable condition throughout
- Very large sitting room overlooking communal gardens
- Oak flooring throughout
- Attractive first floor apartment
- 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.

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF113482



Property Ref:
BHF113482 - 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.

fox & sons



01273 777000



westernrd@fox-and-sons.co.uk



117-118 Western Road, BRIGHTON, East
Sussex, BN1 2AD



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