



## **St. Michaels Place, Brighton BN1 3FT**

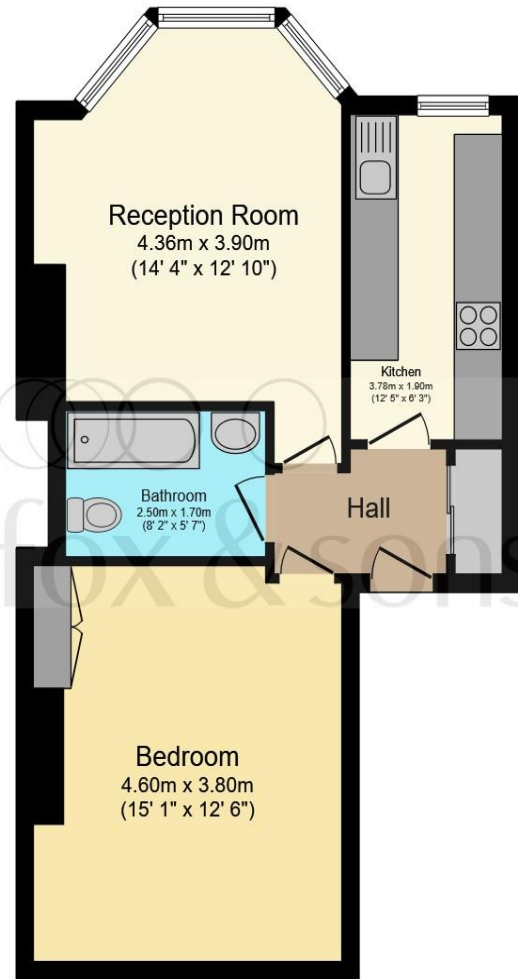
*Second floor apartment within an attractive early Victorian building in need of updating and redecoration. St Michaels Place is a fantastic central location within the Clifton and Montpelier conservation area.*

## **Welcome to**

### **St. Michaels Place, Brighton**

A good size second floor apartment in need of some updating and modernisation within the popular Clifton and Montpelier conservation area. The accommodation within this early Victorian townhouse comprises of a large living room, kitchen, double bedroom and bathroom. The accommodation would benefit from redecoration and updating.





St Michaels Place is the perfect combination of centrality and peace and quiet, a few minutes walk from Western Road shopping thoroughfare and Churchill Square shopping mall, also within easy reach of Brighton mainline station with its commuter links to London.

**Total floor area 50.2 m<sup>2</sup> (540 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

### St. Michaels Place, Brighton

- Spacious second floor apartment
- In need of modernisation and updating
- Large living room
- Kitchen
- Bathroom
- Large bedroom
- Popular residential location within Clifton and Montpelier Conservation area
- Share of freehold

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.

# £220,000



Please note the marker reflects the postcode not the actual property

**check out more properties at [fox-and-sons.co.uk](https://fox-and-sons.co.uk)**



Property Ref:  
BHF113732 - 0006

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.



**01273 777000**



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**