



Montpelier Crescent, Brighton, BN1 3JF
Asking Price Of £600,000

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Well-presented lower ground floor apartment in a Grade II * listed building with lovely garden, modern features, office space and no chain.

This spacious and well-presented lower ground floor apartment is located in the highly sought-after Montpelier Crescent set back from the road, just off Seven Dials. Boasting two generously sized double bedrooms, a modern bathroom, and a separate WC, this delightful property offers the perfect balance of style and comfort.

Enter the apartment through a private entrance, and you'll immediately appreciate the charm and character of this attractive period building. Step inside and prepare to be impressed by the semi-open plan living space, seamlessly combining the lounge, dining area, and modern fitted kitchen. The sleek and contemporary kitchen is perfect for those who love to entertain, with ample storage space and high-quality fixtures and fittings. There is also a convenient separate pantry, providing additional storage for all your culinary needs.

One of the standout features of this property is the charming patio and 20' garden, offering a tranquil space to relax and unwind. Whether you're enjoying a morning coffee or hosting a summer barbecue, this outdoor oasis is sure to impress. Perfect for green thumbs or those seeking a peaceful retreat in the heart of the city.

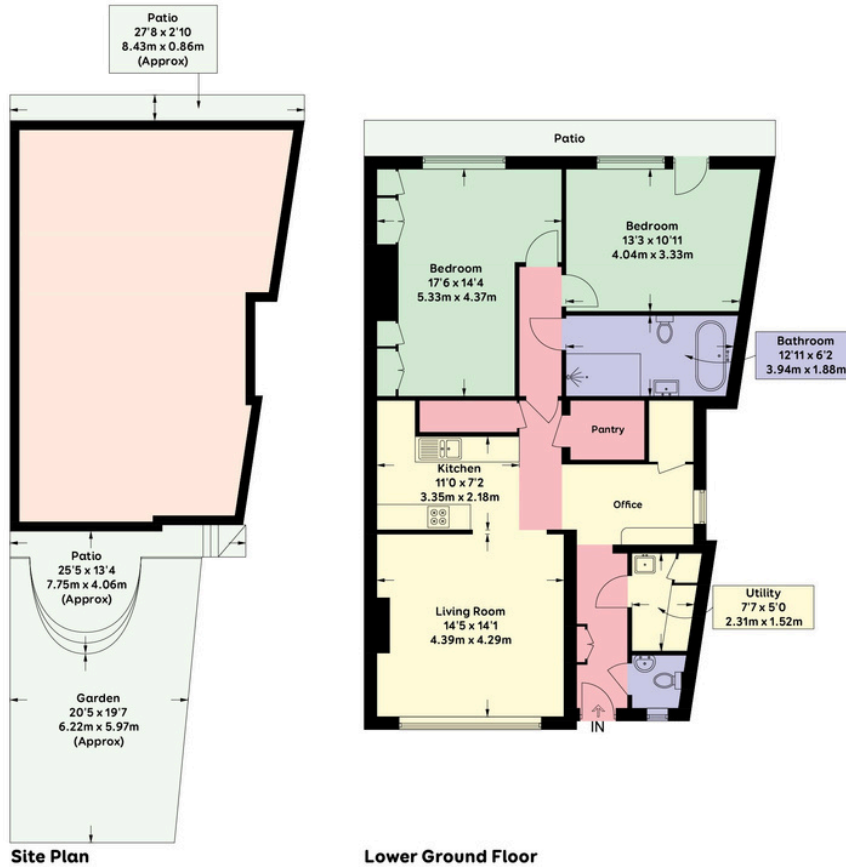
Need a space to work from home or indulge in a hobby? Look no further! This apartment boasts a separate office space, ideal for working from home, studying or relaxing. A functional utility room is available, providing practicality and convenience.

With a total area of 1100 Sqft, this apartment offers plenty of space for day-to-day living. The two double bedrooms are bright and spacious, providing a comfortable sanctuary for rest and relaxation. The modern bathroom features high-quality fixtures with a freestanding bath and separate shower enclosure and the separate WC adds an extra touch of convenience.

Conveniently located close to local amenities, transport links, and the vibrant heart of Brighton, this property provides the perfect balance between tranquillity and city living. Whether you enjoy the bustling atmosphere of Brighton's famous seafront or the cultural delights of the Lanes, everything is within easy reach.

Don't miss out on this fantastic opportunity to own a charming and stylish apartment in one of Brighton's most prestigious locations. With no chain, this property is ready for you to move straight in and make it your own.





Site Plan

Lower Ground Floor

APPROXIMATE GROSS INTERNAL AREA = 1100 sqft / 102.2 sqm

Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only. Copyright Oakley Property 2024



Agents Notes

Tenure Share Of Freehold
90 Years Remaining On The Lease
Service Charge Approx £2,500 Per Annum (Plus Contribution To Reserve Fund)
Ground Rent N/A
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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