



## Montpelier Place

, Brighton, BN1 3BF

**GUIDE PRICE £300,000 to £325,000**  
**SHARE OF FREEHOLD**







## Description

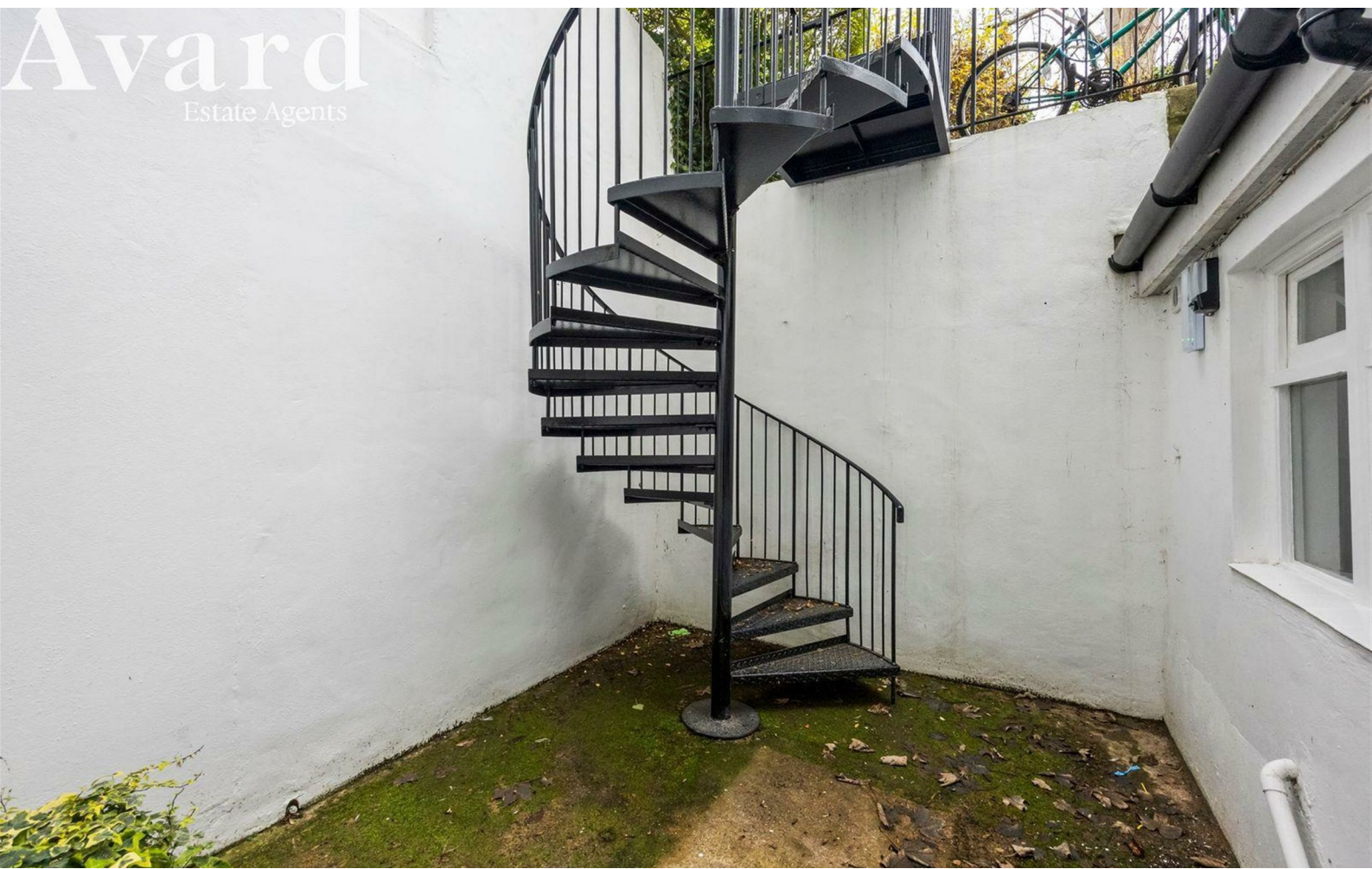
GUIDE PRICE £300,000 TO £325,000

We are pleased to present this charming one-bedroom flat located in the desirable Montpellier Place, Brighton. This spacious apartment has been refurbished to a high standard and is ideally situated just a stone's throw from the beach, making it perfect for those who appreciate coastal living. The property is also conveniently located near the mainline station, providing easy access to transport links to Gatwick Airport and London.

As part of an attractive Grade II Listed building, this flat offers a unique opportunity for first-time buyers or those looking to climb the property ladder. The accommodation features its own street entrance, leading into a welcoming hallway. The living room is bright and airy, perfect for relaxation or entertaining. The newly fitted kitchen is both modern and functional, while the shower room is stylish and practical. Additionally, the property boasts a rear patio and access to a communal garden, providing a lovely outdoor space to enjoy.

The central location of this flat means you are just a short walk away from the vibrant shops and restaurants on Western Road, including a Waitrose supermarket for your convenience. The Seaford Dials area is nearby, offering a delightful selection of independent shops, bars, and eateries, such as the Small Batch Coffee Shop and Hellenic Bakery. For those who enjoy the outdoors, St Ann's Well Gardens and Dyke Road Park are within easy reach, featuring an open-air theatre, play area, and beautiful rose gardens.

With a share of the freehold and a prime location, this property is an excellent choice for anyone looking to embrace the Brighton lifestyle. Don't miss the chance to make this delightful flat your new home.





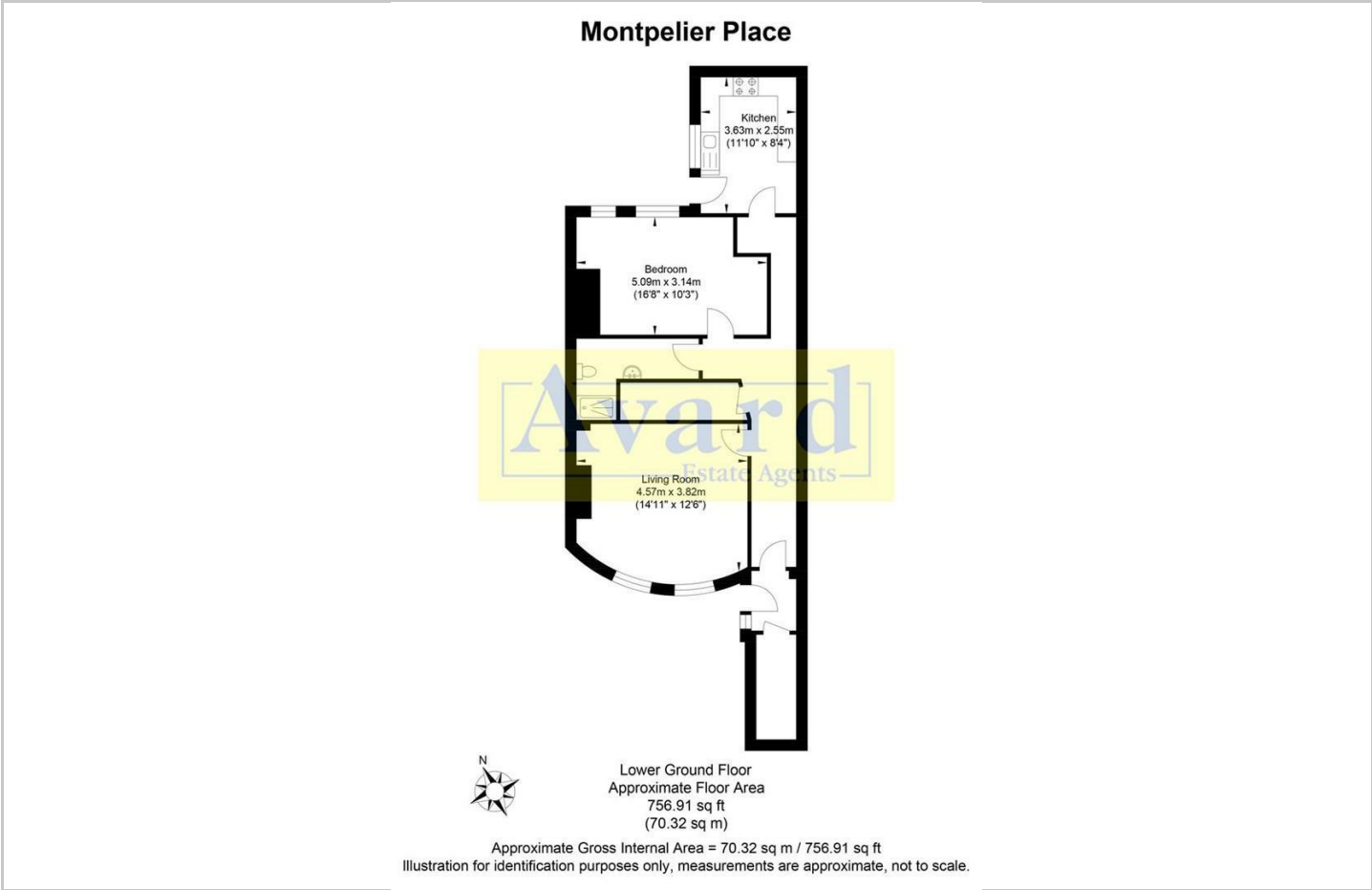
**Avard**  
Estate Agents



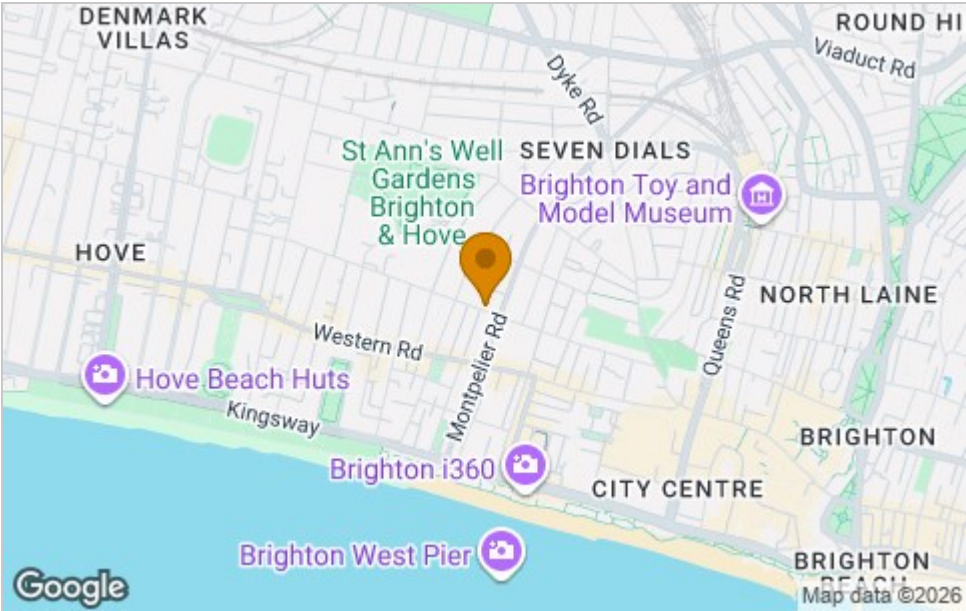
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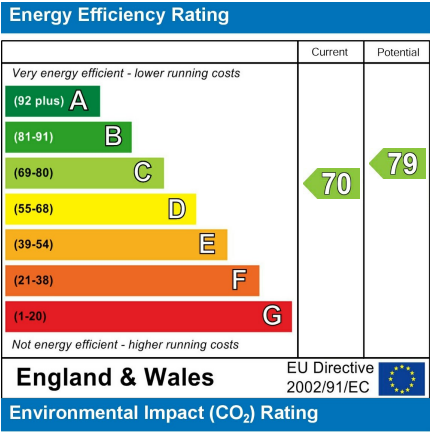
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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