



Flat 1, 51 Montpelier Road

Brighton BN1 3BA

Asking Price Of £275,000

- RAISED GROUND FLOOR
- WEST FACING GARDEN
- IN NEED OF MODERNISATION
- DOUBLE BEDROOM

- KITCHEN
- LIVING ROOM
- BATHROOM
- SEPARATE ROOM WITH W.C

Occupying the raised ground floor of an attractive period building, this one bedroom apartment presents an exciting opportunity for those seeking a property to refurbish and personalise. Requiring complete modernisation throughout, the apartment offers well proportioned accommodation with tremendous scope to create a stylish home in one of Brighton's most desirable central locations.

The bright and spacious living room provides an inviting principal reception space, whilst the kitchen opens directly onto a delightful private west-facing rear garden, a particularly appealing feature that enjoys the afternoon and evening sunshine and offers a tranquil retreat from the bustle of city life.

An unusual and highly versatile addition to the property is a separate room situated on the first floor, complete with its own WC. This flexible space is perfectly suited as a guest bedroom, home office, artist's studio or hobby room, providing valuable ancillary accommodation to complement the main apartment.

Offered to the market with no onward chain, the property is ideally positioned just a short stroll from Brighton seafront, with the vibrant Western Road close at hand, offering an extensive selection of independent shops, cafés, restaurants and everyday amenities. Brighton mainline railway station is also within comfortable walking distance, making this an excellent choice for commuters, first-time buyers, investors or those seeking a centrally located home with exceptional potential.

ENTRANCE HALL Radiator, understairs storage, fitted cupboard.

KITCHEN Incorporating sink with drainer, laminate work surface with cupboards and drawers under, matching eye level wall cupboards, ceramic hob with oven, 'Vaillant' gas fired boiler, radiator, tiled splashback, door to garden.

LIVING ROOM Sash windows, radiator.

BEDROOM Radiator.

BATHROOM Comprising panelled bath with shower screen, pedestal wash hand basin, low level w.c, radiator.

FIRST FLOOR – SEPARATE TO THE FLAT

GUEST ROOM/STUDIO HOME OFFICE Double aspect with w.c and pedestal wash hand basin, radiator.

OUTSIDE

WEST PACING PATIO GARDEN

OUTGOINGS

Lease 144 years remaining.

Maintenance £2,545 per annum.

Council Tax Band B (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

EPC:

Current 67d

Potential 77c

MONTPELIER ROAD

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA
62.4 sq m / 671 sq ft



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