

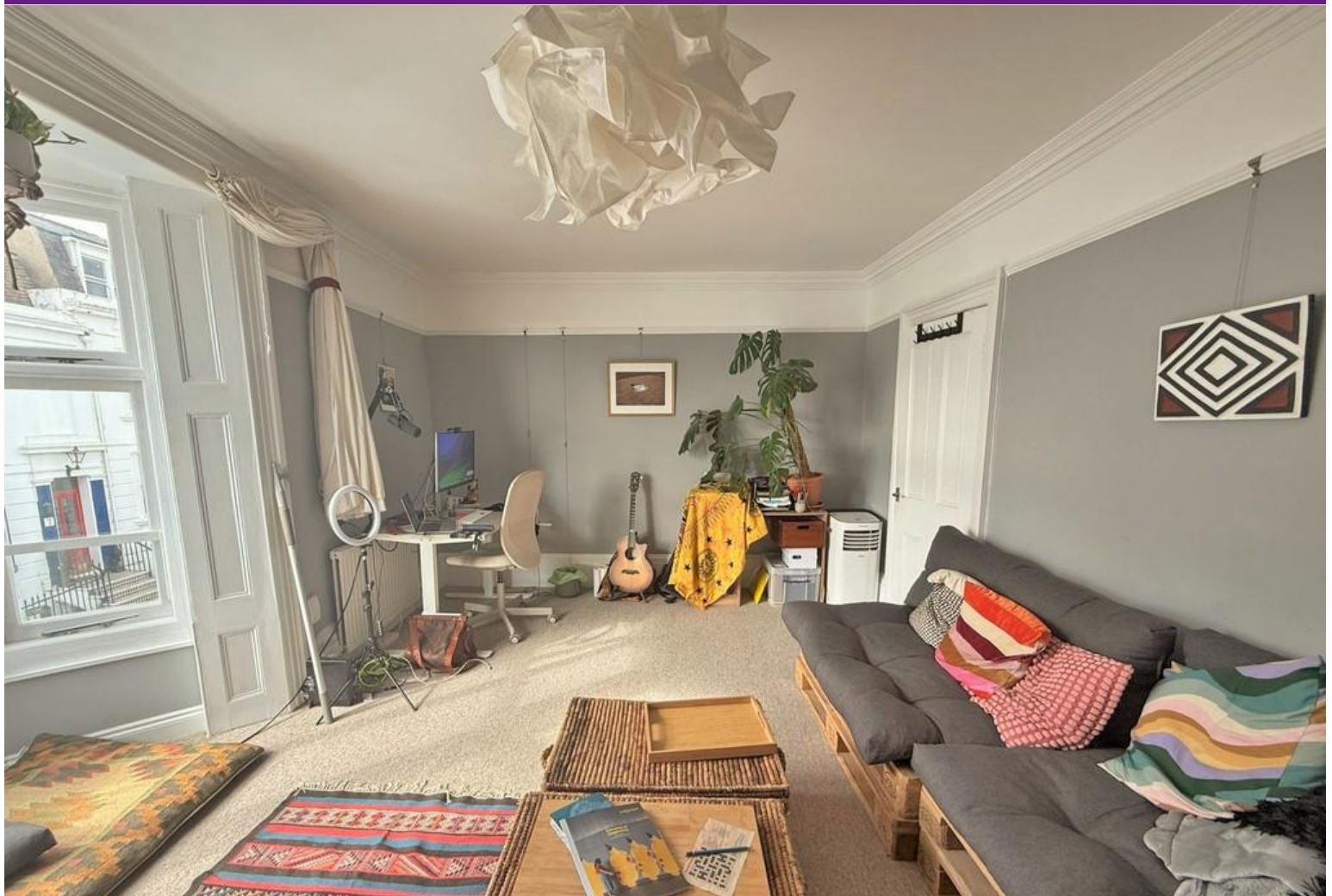
Montpelier Street, Brighton

Asking price of £275,000



- A Spacious First Floor Split-Level Converted Flat
- One Double Bedroom
- 17ft West Facing Bay Fronted Lounge / Diner
- Separate Kitchen

## First Floor Flat, 38 Montpelier Street, Brighton, BN1 3DL



Montpelier Street is a and Clifton Hill Conservation Area is a quiet yet central part of the City. Brighton's extensive shopping facilities at Churchill Square, Western Road, North Laine and South Lanes are close by, as is the promenade and bathing beaches. Nearby is the Seven Dials thoroughfare which offers a range of local amenities with its' popular delicatessens, restaurants and bistros. Brighton's mainline railway station can also be found within close proximity providing regular services to Gatwick, London and beyond. Renowned schools, both state and private, are also well represented within the area.

The exterior of the building has just been redecorated so it is the perfect time to buy here and with a share of the Freehold and no onward chain, the flat is ready to pack your backs and move straight into! Positioned on the first floor with no one above you, the spacious living accommodation comprises of a split-level entrance hall, separate kitchen to the rear with induction hob, bathroom and a fantastic size double bedroom with built-in wardrobes & a peaceful rear

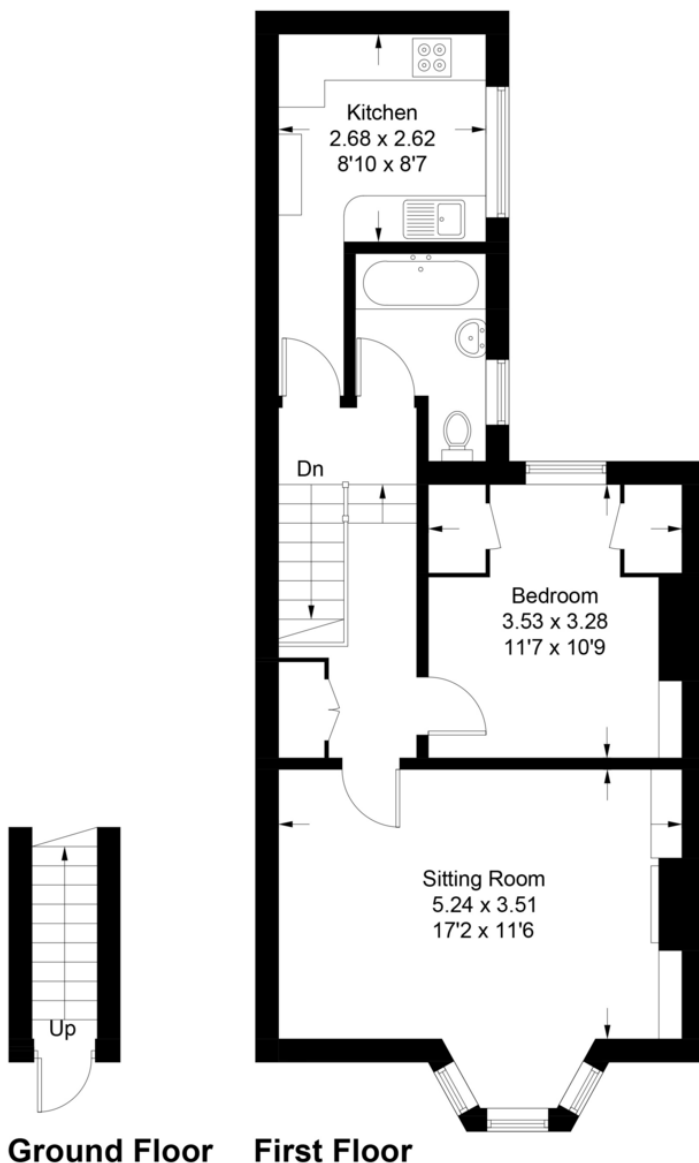


Picture this...

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## Montpelier Street, Brighton, BN1 3DL

Approximate Gross Internal Area = 57.3 sq m / 617 sq ft



## Accommodation

outlook. The impressive lounge / diner is 17ft, bay fronted and West facing so extremely sunny whilst overlooking the attractive houses in Montpelier Street itself.

This flat is the perfect first step on the property ladder, an ideal buy to let investment or an idyllic holiday / second home near the sea and viewings are highly recommended!

FIRST FLOOR

SPLIT-LEVEL LANDING

SEPARATE KITCHEN

8' 10" x 8' 7" (2.69m x 2.62m)

BATHROOM

DOUBLE BEDROOM

11' 7" x 10' 9" (3.53m x 3.28m) With built-in wardrobes

BAY FRONTED LOUNGE / DINER  
17' 2" x 10' 6" (5.23m x 3.2m)





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	F		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Phillips & Still

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