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Description

*** GUIDE PRICE £275,000 - £300,000 ***

Robert Luff & Co are delighted to bring to market this one double bedroom apartment located within the centre of Brighton. Occupying the top floor, accommodation offers; Open plan kitchen/living area with delightful sea views, one double bedroom with space for wardrobes and stylish shower room.

Montpelier Terrace is located in the heart of Brighton with Western Road at the bottom of the road which contains many of the area's shops, restaurants and bars, and Brighton Seafront with its promenades and beaches. Also within walking distance is Brighton Station, Seven Dials, St Ann's Well Gardens, North Laines and Churchill Square Shopping Centre.

Key Features

- A BEAUTIFULLY PRESENTED ONE DOUBLE BEDROOM APARTMENT
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT
- STYLISH MODERN FITTED SHOWER ROOM
- LOCATED ON THE TOP FLOOR OF THIS REGENCY BUILDING
- PHENOMENAL SEA VIEWS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES



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Entrance Hall

Kitchen/Living
5.79m x 5.38m (19 x 17'8)

Bedroom
3.61m x 3.00m (11'10 x 9'10)

Shower Room
2.41m x 1.32m (7'11 x 4'4)

AGENTS NOTES

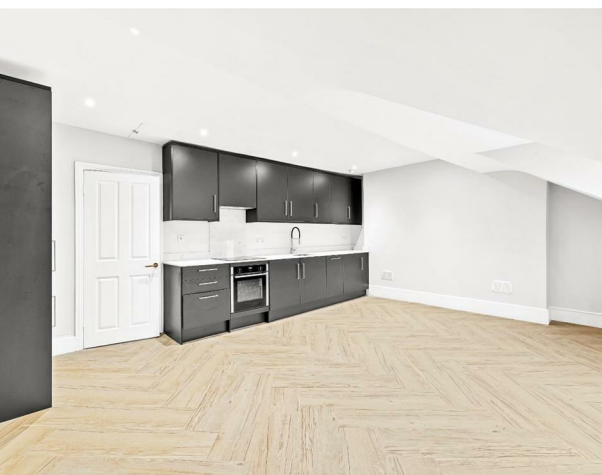
LEASEHOLD - 110 YEARS

REMAINING

SC: £2100 PA

EPC: D

COUNCIL TAX: A



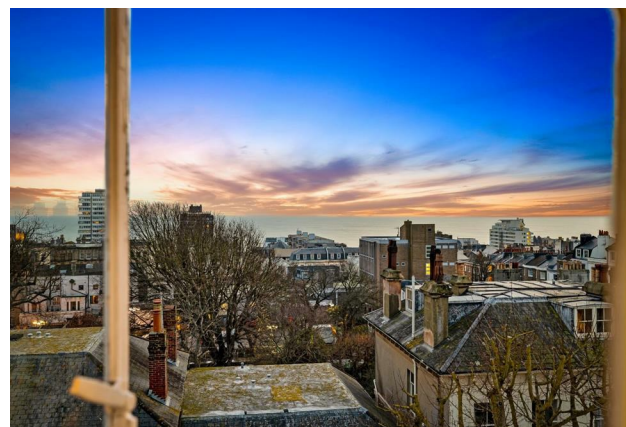
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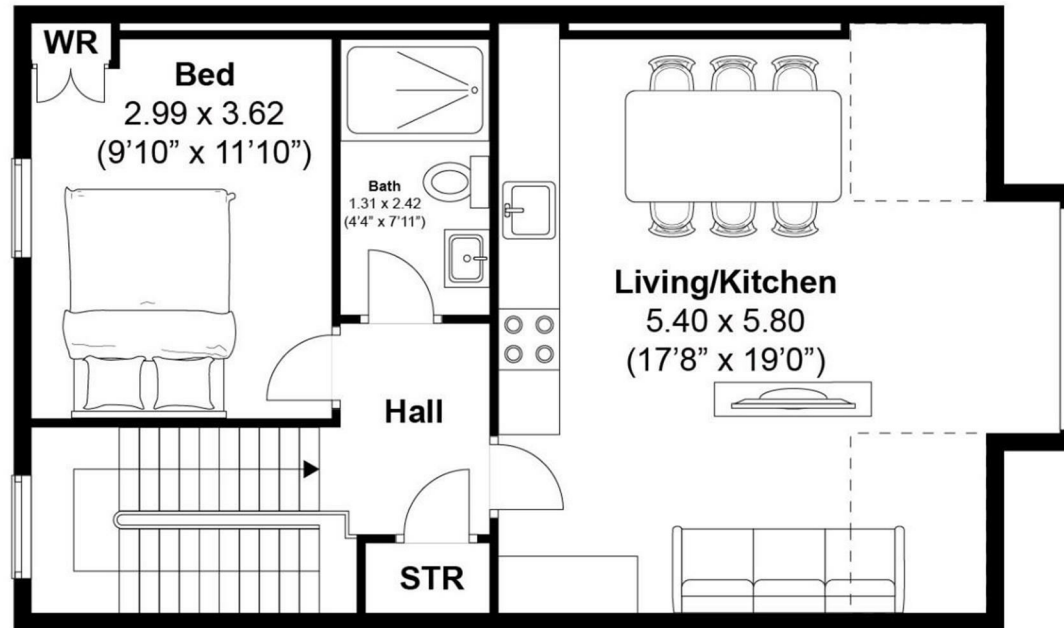
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Floor Plan Montpelier Terrace

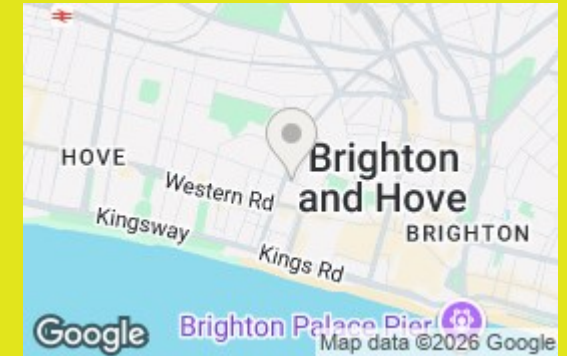
Montpelier Terrace, Brighton

Approximately 54.7 sqm (589 sqft)



Disclaimer:

The measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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