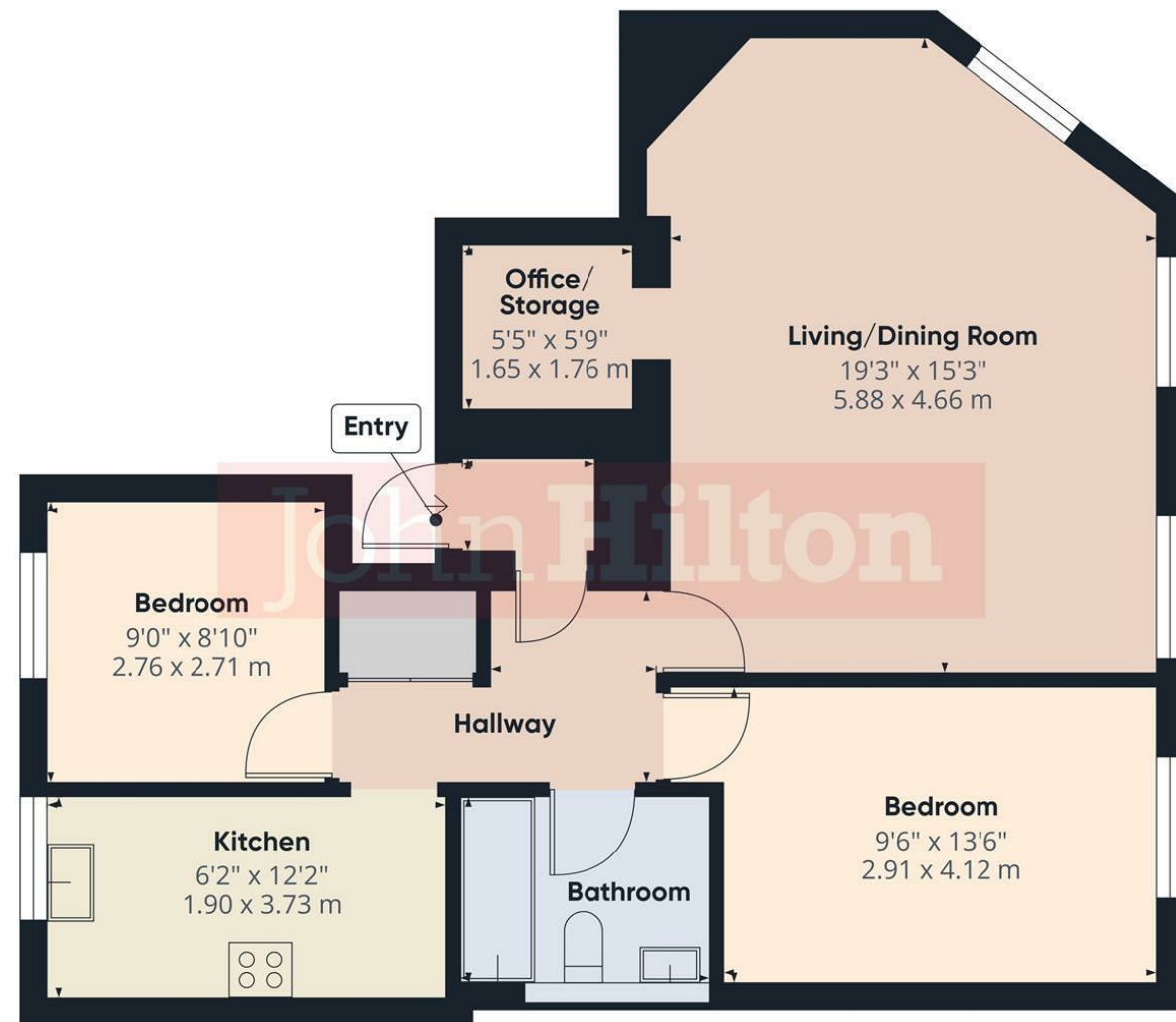


JohnHilton

JohnHilton

Est 1972



Total Area Approx 724.00 sq ft

5 Sillwood Hall, Montpelier Road, Brighton, BN1 2LQ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £350,000-£375,000
Leasehold - Share of Freehold

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*** GUIDE PRICE £350,000-£375,000 ***

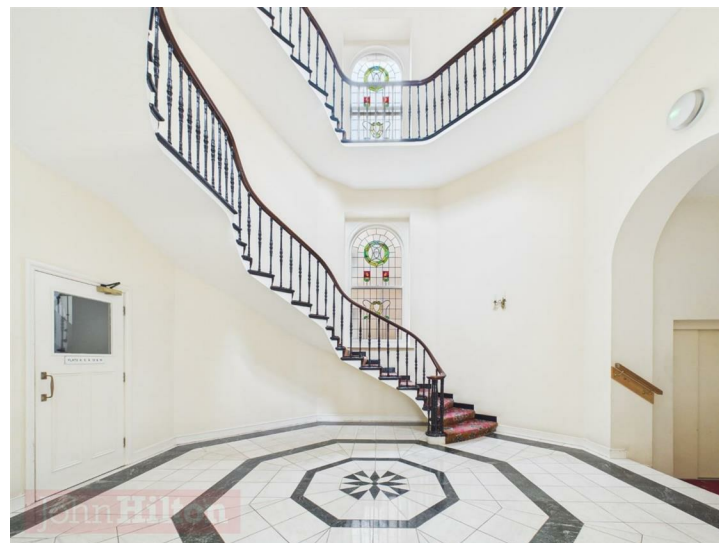
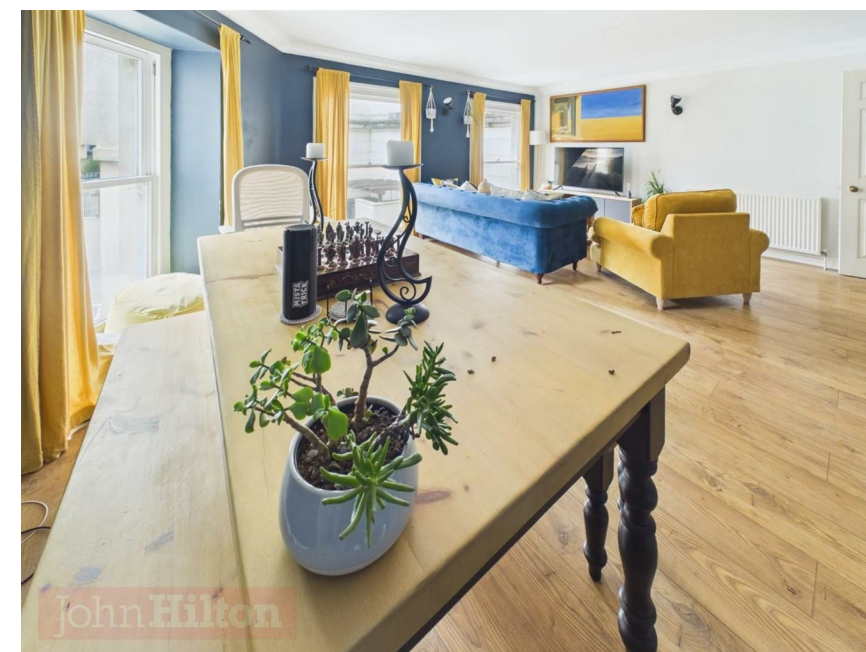
Nestled in the heart of Brighton, this charming, first-floor apartment forms part of the imposing and desirable Sillwood Hall, a gated development on Montpelier Road offering a delightful blend of convenience and comfort.

Spanning an impressive 724 square feet, the property features two well-proportioned double bedrooms, a spacious combined living/dining room with a separate home office/storage area, a modern fitted kitchen with openable window, and a bathroom fitted with a classic white suite including a tub.

One of the standout features of this flat is its location. Tucked away, yet centrally positioned, residents will find themselves surrounded by a vibrant array of cafes, restaurants and pubs such as the Robin Hood and The Lion & Lobster, with the added convenience of a Waitrose nearby. The beautiful seafront is just moments away, perfect for leisurely strolls or enjoying the coastal atmosphere.

Further benefits include a share of the freehold, no onward chain, a locked communal bike storage area in the basement and an allocated parking space, which is a rare find in such a central location.

This property truly encapsulates the essence of Brighton living, combining modern amenities with a prime location. Don't miss the chance to make this delightful flat your new home.



- NO ONWARD CHAIN
- Gated Development
- Share of Freehold
- Living/Dining Room with Full Height Windows
- Allocated Parking Space
- Two Double Bedrooms
- Tucked Away Yet Central Location
- Handy for Brighton Seafront
- Modern Fitted Kitchen with Window
- Home Office / Storage Area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	81
	EU Directive 2002/91/EC	

Council Tax Band: **D**