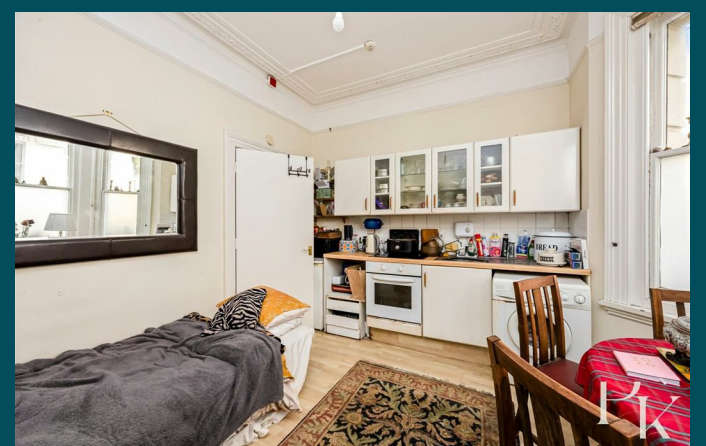




12 Montpelier Place
Brighton, BN1 3BF



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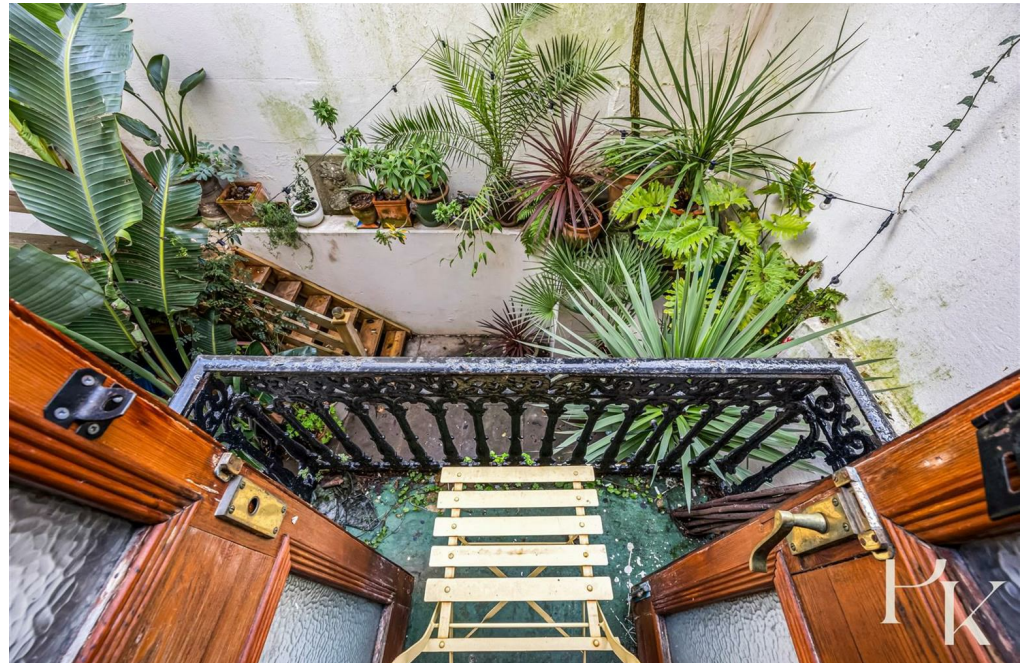
Asking price £120,000

Set within an elegant period building on the corner of Montpelier Place, this ground floor studio apartment offers a well proportioned living space in one of Brighton's most sought after central locations.

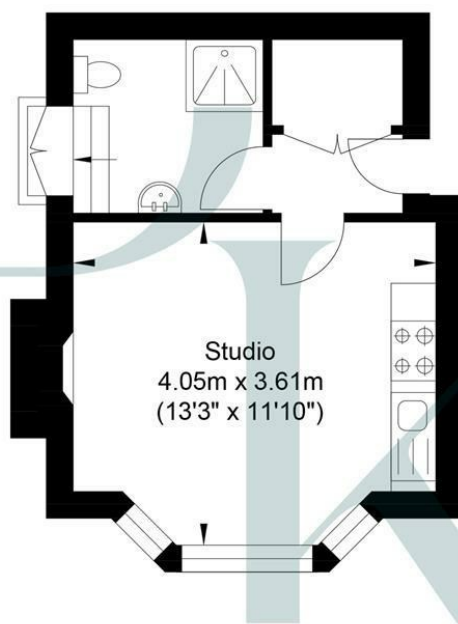
The studio room measures approximately 4.05m x 3.61m and benefits from high ceilings, attractive period detailing and a large bay window which allows plenty of natural light to fill the room. There is ample space for a living, dining and sleeping arrangement, with the kitchen area positioned neatly to one side and fitted with a range of wall and base units, worktop space and integrated appliances.

To the rear, the property features a separate shower room and WC, and a door leading out to a small private patio area, ideal for potted plants or a bistro table. The apartment also benefits from its own private entrance, adding to the sense of independence and practicality.

Montpelier Place is perfectly positioned for Brighton city centre, the seafront, Brighton mainline station and the excellent shops, cafés and restaurants of Western Road and Seven Dials. This property would suit a first time buyer, pied à terre purchaser or investor looking for a centrally located studio with character and outdoor space.



Montpelier Place



Ground Floor
Approximate Floor Area
226.0 sq ft
(21.0 sq m)

Approximate Gross Internal Area = 21.0 sq m / 226.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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	
66	67
England & Wales	
EU Directive 2002/91/EC	

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

Pearson
Keehan