



Montpelier Crescent, Brighton, BN1 3JF

- An Extremely Spacious Lower Ground Floor Grade II Listed Regency Conversion
- One Large 17ft Double Bedroom
- Beautifully Presented Throughout With Wooden Floors
- Open Plan South Facing Lounge / Diner With Modern Kitchen Area

Guide Price of £400,000 - £425,000

- Private South Facing Rear Courtyard Garden
- Modern Bathroom, Ample Built-In Storage & Private Entrance
- Sought After Montpelier Crescent Location
- Moments From Seven Dials, Western Road & Seafront



Property Description

Prestigious Montpelier Crescent and gardens is nestled between trendy Seven Dials and the hustle & bustle of Western Road both offering a huge variety of coffee shops, bars, restaurants, delicatessens, boutique & convenience shops, supermarkets, gyms and more! Our famous seafront is also just a few minutes walk away so you'll never be short of things to do here and for anyone who commutes, Brighton mainline railway station is very close by if you're looking to shave time off that daily journey to work & back!

Upon stepping inside, you will be delighted at the airy feeling of space and bright, natural light throughout. The flat is beautifully presented with wooden floors throughout, and is very quiet and peaceful. Accommodation comprises of entrance porch into a spacious entrance hall with lots of handy built-in storage and a huge double bedroom to the front. the refitted shower room with walk-in shower cubicle is located between the bedroom and the fantastic open plan lounge / diner. This is a wonderfully social space in excess of 18ft with plenty of room for lounge and dining furniture as well as a home office area.



From here you have double doors opening onto your fabulous South facing private courtyard garden that is fully enclosed so safe & secure for pets. A sun trap in the summer months this is a lovely attribute to an already superb property! It will make an idyllic first home, brilliant buy to let investment or the perfect holiday / second property moments from the sea and living here would certainly be very exciting and you would be sure to experience Brighton & Hove's famous cosmopolitan atmosphere to the full!



Accommodation

LOWER GROUND FLOOR

PRIVATE ENTRANCE

ENTRANCE PORCH

SPACIOUS ENTRANCE HALL
With ample built-in storage

LARGE DOUBLE BEDROOM
17' 0" x 13' 9" (5.18m x 4.19m)

MODERN SHOWER ROOM

OPEN PLAN LOUNGE / DINER
18' 4" x 15' 5" (5.59m x 4.7m)
Opening onto private rear garden

MODERN KITCHEN AREA
8' 6" x 6' 6" (2.59m x 1.98m)

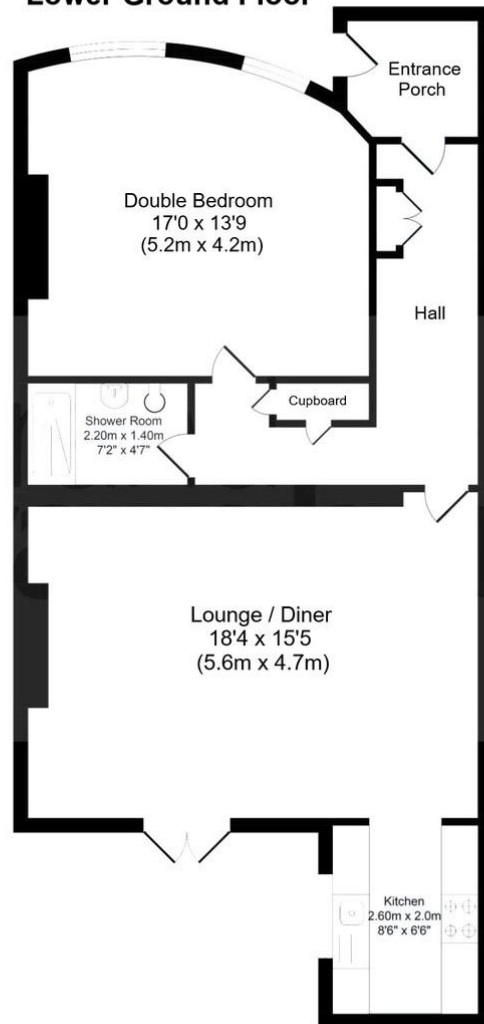
OUTSIDE

BRIGHT SOUTH FACING PRIVATE
COURTYARD GARDEN

OUTDOOR UNDERGROUND STORAGE
To the front

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Lower Ground Floor



Approximate total area: 758 sq.ft. (70.5 sq.m.)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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