



# 16 Montpelier Lodge Montpelier Terrace

Brighton, BN1 3DF

**Asking price £250,000**

A beautifully appointed one-bedroom apartment located on the raised ground floor of a characterful period building, just moments from the vibrant heart of central Brighton.

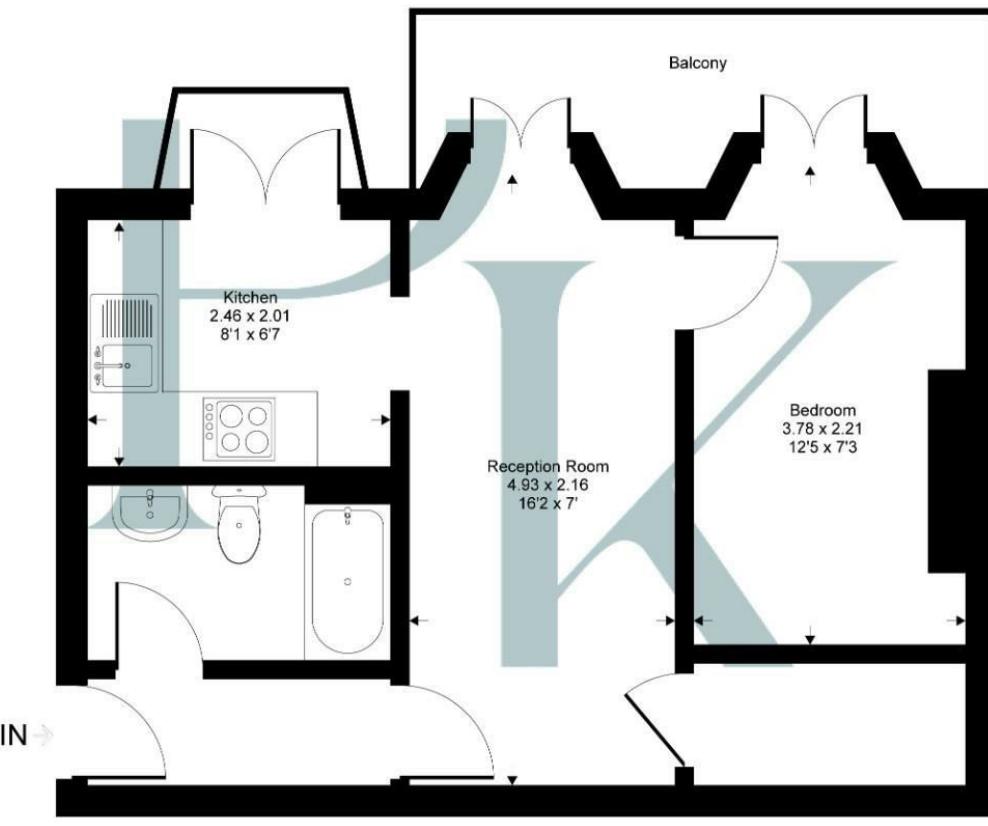
Inside, the bright and airy living area offers an ideal space to relax, featuring large doors that open onto a sunny south-facing balcony. The contemporary fitted kitchen boasts sleek worktops, glossy cabinetry, and integrated appliances for a streamlined finish. The stylish shower room includes a generous walk-in shower, while a large walk-in cupboard with fitted shelves and hanging space provides valuable storage space.

A standout feature of the property is the south-facing balcony, accessible from the living room and bedroom, the perfect setting for a morning coffee or al-fresco dining, along with a charming Juliet balcony, accessible from the kitchen.

Situated on Montpelier Terrace, the property benefits from close proximity to Brighton city centre and the vibrant selection of coffee shops, bars, restaurants, and shops along Western Road. The seafront is just a short stroll away, while Brighton mainline railway station is easily accessible, making this an ideal choice for commuters and city dwellers alike.



**Montpelier Lodge, BN3**  
Approximate Gross Internal Area = 33.8 sq m / 364 sq ft



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This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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