



## Montpelier Road, Brighton BN1 3BA

*A compact, well designed and laid out top floor one bedroom apartment, in a fantastic location in the centre of Brighton.*

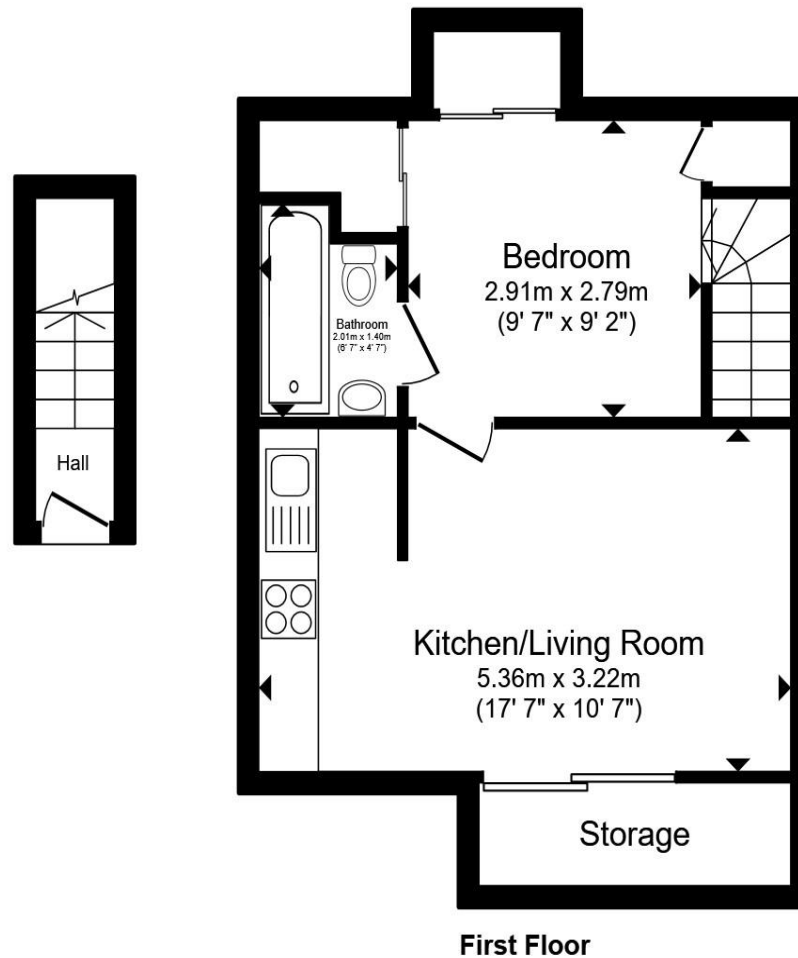


**welcome to**

## **Montpelier Road, Brighton**

A beautifully presented top floor apartment with amazing city centre and sea views. The accommodation has been cleverly designed to include an open plan sitting room and hand built kitchen with rooftop views to the sea and eves storage. The bedroom is a double size, with built in storage, en-suite bathroom and rooftop views over central Brighton to the sea. The apartment further benefits from gas central heating and a newly extended lease. Situated on Montpelier Road which runs from Seven Dials to the seafront. There are a wide range of shops, bars, cafes and restaurants all within walking distance as well as a Waitrose supermarket.





**Ground Floor**

**First Floor**

Total floor area 39.6 m<sup>2</sup> (426 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**AGENTS NOTE:**

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

welcome to

## Montpelier Road, Brighton

- Top floor one bedroom apartment
- Superb Easterly and Westerly views over central Brighton to the sea
- Open plan living room with hand built kitchen and eves storage
- Good size bedroom with plenty of storage and exceptional views
- En-suite bathroom with white suite
- Central Brighton location
- No onwads chain
- New 125 year lease

Tenure: Leasehold EPC Rating: D Council Tax Band: A

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BHF114394 - 0006

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