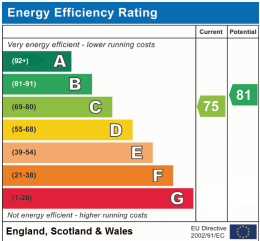
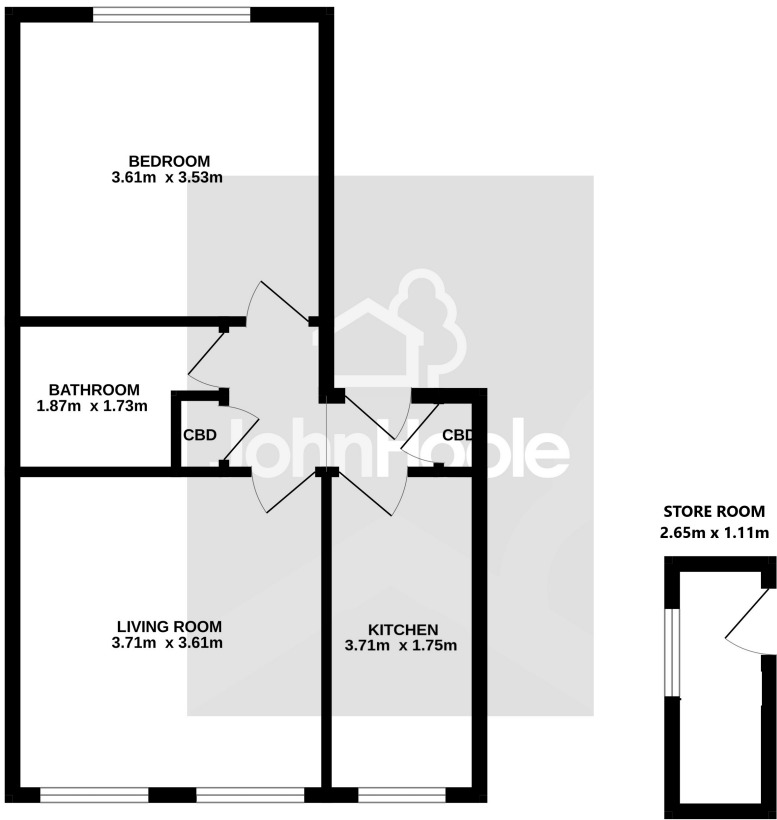




Montpelier Road, Brighton, BN1 3BD  
Offers in Excess of £300,000



GROUND FLOOR  
45.7 sq.m. approx.



TOTAL FLOOR AREA: 45.7 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.







Situated on the first floor of an elegant Georgian period building, this impressive apartment is located in the heart of the highly desirable Montpelier and Clifton Hill Conservation Area. Just moments from Brighton Station, the seafront and the city's vibrant shopping and dining scene, the location is ideal for both commuters and those seeking to enjoy central Brighton living. The west-facing living room is a standout feature, boasting floor-to-ceiling sash windows that open onto two Juliet balconies, flooding the space with natural light and offering an airy, open feel. There is also ample space for a dining area. A separate kitchen sits just off the living room and is fitted with a range of units, space for appliances and its own Juliet balcony with a similar floor-to-ceiling window. To the rear of the apartment is a spacious double bedroom, with plenty of room for a king-size bed, freestanding wardrobe and additional furnishings. The bathroom, accessed via the hallway, includes a bath with overhead shower, basin and WC. The property further benefits from two generous internal storage cupboards, as well as a separate store/utility room accessed via the communal hallway. With a window and natural light, this versatile space is ideal as a home office or for additional storage. Offered to the market with no onward chain and a lease term of approximately 175 years remaining, this charming apartment combines classic architecture with practical modern living in one of Brighton's most sought-after areas.



- NO ONWARD CHAIN
- LONG LEASE - 175 YEARS
- 1 BED FIRST FLOOR FLAT
- JULIET BALCONIES
- CLOSE PROXIMITY TO AMENITIES & COMMUTER LINKS
- USEFUL SEPARATE STORE ROOM/OFFICE SPACE
- GAS CENTRAL HEATING & 2025 INSTALLED A-RATED BOILER
- EPC RATING C
- MONTEPELIER & CLIFTON HILL CONSERVATION AREA
- PARKING PERMIT ZONE: Z