

# PHILLIPS & STILL

Montpelier Road, Brighton

ASKING PRICE £230,000



- **An Extremely Sought After Ground Floor One Bedroom Converted Flat**
- **Superb Central Brighton Location**
- **No Onward Chain**
- **Share Of Freehold**
- **Buy To Let Opportunity**

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## Flat 2, 11 Montpelier Road, Brighton, BN1 2LQ



This delightful flat is situated in one of the most highly sought after locations in the Centre of town and forms part of this beautiful period building. The property is positioned just off Western Road and is moments away from the seafront. You will never be short of things to do here, there are a wide range of shops and some of the city's finest eateries practically on your doorstep.

The first thing you'll notice immediately is how bright and airy the flat feels. There's large window at front front of the flat allowing plenty of natural light to flow through. The accommodation comprises a good sized double bedroom, a shower room and a separate fitted kitchen. However, the main selling point of this flat has to be it's prime spot. From this location, you can walk a few minutes down the road towards the seafront and find yourself in the perfect place to entertain family and friends. You also benefit from no ongoing chain and a share of freehold!

This flat is the perfect opportunity to mark your own stamp out on it and is ideal for a first time buyer. Otherwise, this flat would make an ideal investment purchase or even a second home by the sea. It really does tick a lot of the boxes!

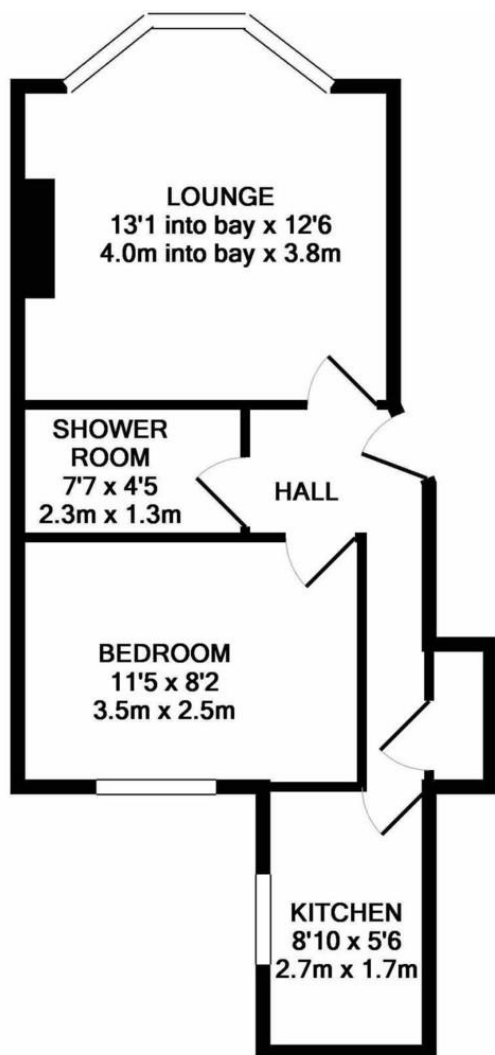




## Picture this...

Think how it would feel to walk out of your front door and straight onto the beautiful Hove lawns and seafront, there you can take a stroll along with an ice cream and enjoy Brighton & Hove's picturesque views.

Alternatively if you're looking for entertainment then you are within walking distance of the many bars, restaurants and local amenities which the City is so well known for.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Accommodation

### GROUND FLOOR FLAT

HALLWAY

LOUNGE

13' 1" x 12' 5" (4.0m x 3.8m)

SHOWER ROOM

7' 6" x 4' 3" (2.3m x 1.3m)

BEDROOM

11' 5" x 8' 2" (3.5m x 2.5m)

KITCHEN

8' 10" x 5' 6" (2.7m x 1.7m)

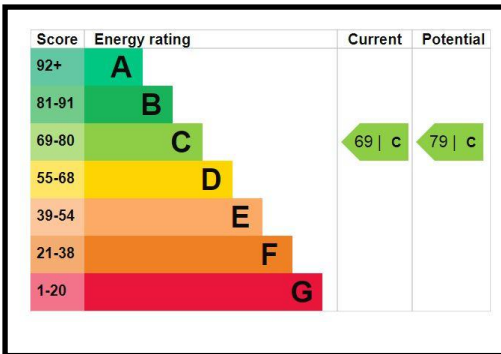




## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



## Agents Note:

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

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

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